

Table 2
WETLAND DESIGNATIONS, ENFORCEABLE AND ADMINISTRATIVE POLICIES
AND MANAGEMENT STRATEGIES

NOTE:

Wetland numbers listed for the original 1982 Anchorage Wetlands Management Plan are for reference only. In many cases, 1982 wetland site numbers refer to sites which have been split or merged in the current revision.

All sections in *italics* represent Enforceable Policies of this plan.

ANCHORAGE BOWL

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
1	None	1	<u>#1 CATTAIL POND AT PORT</u> (2.63 acres; Public & Private Ownership) (Scores: Hydrology = 100; Habitat = 73; Species Occurrence = 49; Social Function = 24) <i>Because the site provides migratory and limited nesting habitat for several species and performs water quality functions for an area with contaminated groundwater, the site shall be maintained to the maximum extent.</i>	Undesignated	B
1	None	1	<u>#2 CATTAIL POND AT PORT</u> (1 acre; Public & Private Ownership) (Scores: Hydrology = 60; Habitat = 44; Species Occurrence = 45; Social Function = 11) Site just south of Terminal Road classed as "C" wetlands. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent properties. A toxics evaluation shall be done if excavation is proposed, and it shall meet the acceptable standards of the Alaska Department of Environmental Conservation and the Municipal Department of Health and Human Services in order to prevent degradation of water quality in adjacent water bodies and wetlands.</i>	Undesignated	B/C
1	None	1	<u>TRACTS A AND EE</u> (18 acres; Public Ownership) (Scores: Hydrology = 88; Habitat = 125; Species Occurrence = 51; Social Function = 17) Federal U.S. Air Force lands behind the Port which are currently mostly permitted. <i>Any new management strategies shall be consistent with applicable Corps of Engineers permits.</i>	Undesignated	B
2	58A	1, 2 and 9	<u>SHIP CREEK FLOODPLAIN</u> (above CEA dam) (1.8 acres; Public & Private Ownership) (Scores: Not Assessed) Wetlands important for water quality, flood storage. <i>Development in wetlands shall be subject to Alaska Department of Fish and Game timing stipulations to limit disturbance to anadromous fish movements. Development designs should mirror information outlined in the <u>Ship Creek-Port Land Use Plan</u>. Executive Order (EO) 11990 will be used to protect the Creek on military land.</i>	Undesignated Preservation	A
2	58A	1, 2 and 9	<u>SHIP CREEK BEAVER POND</u> (0.75 acres; Public & Private Ownership) (Scores: Hydrology = 118; Habitat = 68; Species Occurrence = 68; Social Function = 24) <i>Flood control and habitat functions shall be preserved by fill avoidance.</i>	Undesignated	A

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3	58A	3	<u>SHIP CREEK: NW REEVE/VIKING</u> (3.2 acres; Public Ownership) (Scores: Hydrology = 74; Habitat = 80; Species Occurrence = 63; Social Function = 76) Values for flood control, water quality and habitat. Site is an old slough of Ship Creek. <i>Fill within slough shall be avoided.</i>	Undesignated Preservation	A
4	None	3	<u>NORTH OF RAILROAD TRACKS, INTERSECTION OF REEVE/POST ROAD</u> (4 acres; Public Ownership) (Scores: Hydrology = 111; Habitat = 73; Species Occurrence = 35; Social Function = 25) <i>Because the pond and adjacent wetlands provide habitat for several species and an important filter area for local snow dump, the drainage and pond areas shall be maintained and avoided to the maximum extent. The site's filtering values shall be protected, since the pond drains directly into Ship Creek. Snowmelt should be treated although it is recognized that this may be impractical.</i>	Undesignated	B
5	None	11	<u>MOUNTAIN VIEW DRIVE/GLENN HIGHWAY INTERSECTION</u> (8 acres; Public & Private Ownership) (Scores: Hydrology = 86; Habitat = 47; Species Occurrence = 18; Social Function = 59) Most of area is MOA-HLB land. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works and Alaska Department of Transportation/ Public Facilities to assure that the Glenn Highway and sites to the east shall not be more than minimally adversely impacted.</i>	Undesignated	C
6	None	14	<u>TURPIN PARK</u> (1.8 acres; Public Ownership) (Scores: Hydrology = 70; Habitat = 34; Species Occurrence = 18; Social Function = 60) Municipal park land. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands.</i>	Undesignated	C
6	56	13	<u>SOUTHWEST AND SOUTHEAST INTERSECTION OF TURPIN/GLENN HIGHWAY</u> (47 acres; Public Ownership) (Scores: Hydrology = 87; Habitat = 57; Species Occurrence = 18; Social Function = 50) Isolated site; minimal hydrology values; no obvious drainageways. (Note: size of site and drainage basin inflated score).	Developable	C

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6	57	13	<p><u>SOUTHEAST INTERSECTION OF 4TH AVENUE/BONIFACE PARKWAY</u> (2.8 acres; Private Ownership) (Scores: Hydrology = 78; Habitat = 27; Species Occurrence = 16; Social Function = 27)</p> <p><i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage and prevent drainage of adjacent wetlands. Drainageways shall be avoided. A written plan shall be presented to the Municipal Department of Community Planning and Development to determine if alternatives exist that would allow avoidance of alteration of drainage of the site.</i></p>	Developable	C
7	57	12	<p><u>NORTH RUSSIAN JACK PARK</u> (53.4 acres; Public Ownership) (Scores: Hydrology = 102; Habitat = 60; Species Occurrence = 18; Social Function = 75)</p> <p><i>A hydrologic analysis shall be done and meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage and prevent drainage of adjacent wetlands. Park amenities shall be permitted beyond 25 feet of drainageways and/or open water. Relatively low value site; information on hydrology shall precede permitting for identification of drainage problems or retention areas. This site does not have any streams or ponds; the intent is to protect the springs and to maintain onsite drainage.</i></p>	Preservation	C
8	51	36	<p><u>BROOKRIDGE SUBDIVISION</u> (~4 acres; Private Ownership) (Scores: Hydrology = 124; Habitat = 95; Species Occurrence = 75; Social Function = 38)</p> <p><i>Remaining undeveloped wetlands at Chester Creek classed as "A". Setback from creek shall be maintained as platted (see Permit #B-517). No runoff shall enter into setback area unless treated.</i></p>	Developable	A
9	51	25	<p><u>MULDOON: FOOTHILLS SUBDIVISION NEAR TURF CT.</u> (2.25+ acres; Public/Private Ownership) (Scores: Hydrology = 104; Habitat = 89; Species Occurrence = 71; Social Function = 71)</p> <p><i>Area currently permitted for storm drain detention system. Provides flood retention, water quality, habitat. Unfilled areas shall be retained.</i></p>	Developable	A
10	51	25 and 36	<p><u>HIDEAWAY HILLS, TRACT A</u> (33.9 acres; Private Ownership) (Scores: Hydrology = 104; Habitat = 71; Species Occurrence = 60; Social Function = 50)</p> <p><i>Enhancement potential possible in northerly site. Development could occur in westernmost one-third; hydrology/flood storage connection to Chester Creek and adjacent wetlands shall be retained at the east end by setbacks, avoidance and minimization of fills. Ditches should be filled and area can serve for stormwater retention. Remnant, highly disturbed wetland extending south of the main site provides possible water quality and flood control, but is generally low value and remains "C". Northern portion of this site, at the ditch, shall be retained or replaced with a storm drain system for water quality purposes.</i></p>	Developable	B/C

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10A	53	36	<u>NORTH AND SOUTH OF 36TH: WILLIWA/PUSSYWILLOW STREET</u> (3.66 acres; Private Ownership) (Scores: Hydrology = 74; Habitat = 48; Species Occurrence = 18; Social Function = 40) Minimal values.	Undesignated	C
11	None	25	<u>SUSITNA SCHOOL POND</u> (0.5 acres; Public Ownership) (Scores: Not Assessed) <i>The pond and wetland shall be retained as a stormwater detention/treatment site unless the site is needed for school expansion, in which case, a new stormwater detention/treatment site must be identified in the area to replace these hydrologic/water quality functions and values. Cleanout and maintenance of the pond shall be allowed only from August 15 to May 1. Such activities shall not be permitted during the spring and summer (i.e., May 1 to August 15) due to the need to protect nesting waterfowl.</i>	Undesignated	C
11	None	25	<u>20TH/CHANDALAR</u> (0.5 acres; Private Ownership) (Scores: Not Assessed) <i>Developer shall submit a drainage impact analysis to address drainage in relation to neighboring homes.</i>	Undesignated	C
11	50	25	<u>NORTHWEST INTERSECTION OF NORTHERN LIGHTS/MULDOON</u> (two sites) (6 acres; Private Ownership) (Scores: Hydrology = 69; Habitat = 50; Species Occurrence = 17; Social Function = 55) Southern, center section of easterly site above Post Office provides higher habitat values; could be used for enhancement. <i>A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid impacts to the habitat values of the southern and central sections of the easterly tract, such as timing windows, additional setbacks, vegetative screening, reduction of fill and onsite enhancement.</i>	Developable	C
12	44	36	<u>MULDOON PARK: NORTHERN LIGHTS BOULEVARD AND MULDOON ROAD</u> (10.6 acres; Public Ownership) (Scores: Hydrology = 69; Habitat = 53; Species Occurrence = 22; Social Function = 50) Isolated site has relatively low values. <i>Drainages shall be maintained to prevent flooding, maintain both surface and subsurface cross drainage and prevent drainage of adjacent wetlands. Park amenities shall only be permitted beyond 85 feet of drainageways and open water.</i>	Preservation	C
13	44	35	<u>SOUTHWEST INTERSECTION OF NORTHERN LIGHTS/PATTERSON</u> (4.75 acres; Private Ownership) (Scores: Hydrology = 105; Habitat = 61; Species Occurrence = 18; Social Function = 47) <i>A hydrologic analysis shall be done and meet the acceptable standards of the Municipal Department of Public Works and the Municipal Department of Community Planning and Development in order to ascertain possible connections to Chester Creek and Baxter Bog and to ensure the maintenance of flows to Chester Creek and Baxter Bog.</i>	Developable	C

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14	None	24	<u>CHENEY LAKE</u> (26 acres; Public Ownership) (Scores: Hydrology = 117; Habitat = 108; Species Occurrence = 97; Social Function = 95) Primary importance for habitat values; some water quality values. Provides waterbird nesting and staging habitat and active recreation. <i>A 65-foot minimum setback shall be maintained for park improvements.</i>	Undesignated	A/Open Water
14A	44	24	<u>VUETER SUBDIVISION</u> (7 acres; Private Ownership) (Scores: Hydrology = 71; Habitat = 41; Species Occurrence = 18; Social Function = 74) <i>A hydrologic analysis shall be done and meet the acceptable standards of the Municipal Department of Public Works in order to ascertain possible connections to Chester Creek and to ensure the maintenance of flows to Chester Creek. A 65-foot setback shall apply along all drainageways to Chester Creek. A 100-foot setback shall be maintained adjacent to Chester Creek due to its anadromous fish resources.</i>	Developable	C
15	44	35	<u>BAXTER BOG</u> (42 acres; Public & Private Ownership) (Scores: Hydrology = 131; Habitat = 122; Species Occurrence = 81; Social Function = 75) <i>Any development shall require a hydrology/drainage survey. Impervious structures shall be required at borders to minimize any dewatering of "A" and "B" wetland areas. Critical hydrological connections exist in "B" wetland areas which shall be avoided and protected.</i>	Developable Conservation Preservation	A/B
16	45	35	<u>NORTH OF REFLECTION LAKE</u> (2.5 acres; Private Ownership) (Scores: Not Assessed) Most of site already permitted/developed. Minimal values, marginal wetland.	Developable	C
17	46	23	<u>NORTHERN LIGHTS/WESLEYAN & RUSSIAN JACK PARK</u> (45 acres approx.; Public & Private Ownership) ("A" wetland scores: Hydrology = 94; Habitat = 84; Species Occurrence = 85; Social Function = 72. "B" wetland scores: Hydrology = 95; Habitat = 70; Species Occurrence = 53, Social Function = 58) Black spruce forested edges/southern rim is classed as "C" wetlands. <i>A 15-foot transitional buffer shall be maintained between fill permitted under General Permits and "B" wetland.</i> Remainder classed as "B" wetlands due to higher habitat, flood control and water quality values. Connection to fork of Chester Creek at the north. Russian Jack Park is "A" wetland area; most of the park area is important to Chester Creek.	Developable Conservation Preservation	A/B/C
17A	46	23	<u>NORTH OF NORTHERN LIGHTS BOULEVARD AND WESLEYAN</u> (3 acres; Private Ownership) (Scores: Hydrology = 91; Habitat = 55; Species Occurrence = 54; Social Function = 60) Partially disturbed area and old gravel pit; minimum values.	Developable	C
18	48	22, 23 and 33	<u>GOOSE LAKE</u> (36 acres; Public Ownership) (Scores: Hydrology = 88; Habitat = 120; Species Occurrence = 122; Social Function = 97) Documented high values for habitat, water quality and recreation. <i>Minor park amenities could be permitted but shall be concentrated at north end only.</i>	Special Study	A

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18	48	23, 33 and 34	<u>GOOSE LAKE</u> (22.5 acres; Public Ownership) (Scores: Hydrology = 68; Habitat = 83; Species Occurrence = 15; Social Function = 74) Includes upper Mosquito Lake drainage. Important as feeder area for Mosquito Lake. <i>Fringes could be developed but key drainage sections shall be avoided.</i>	Special Study	B
18	48	22, 23 and 33	<u>SOUTH SIDE OF NORTHERN LIGHTS/BRAGAW, EAST OF GOOSE LAKE</u> (35 acres; Public Ownership) (Scores: Hydrology = 76; Habitat = 75; Species Occurrence = 17; Social Function = 74) All "C" wetland sites surrounding "B" wetlands. Revised wetland boundary. <i>Drainage into B areas shall be avoided, i.e., maintained in present condition. A 15-foot transitional buffer shall be maintained between fill authorized under these GPs and adjacent "B" wetlands. A 25-foot transitional buffer shall be maintained between fill authorized under these GPs and adjacent "A" wetlands to the west. A 65-foot setback shall be maintained as a minimum along all drainageways. No development shall be authorized by the GPs east of the trail where the interface between areas designated B and C is closest to the trail. No fill shall be allowed to be placed under the GPs from April through June within 200 feet of the A-designated wetlands and within 50 feet of B-designated wetlands due to concern for nesting. If no damage would result to private property, treated, local storm water shall be directed into the wetland.</i>	Special Study	C
18A	48	33	<u>MOSQUITO LAKE</u> (14 acres; Public Ownership) (Scores: Hydrology = 85; Habitat = 88; Species Occurrence = 67; Social Function = 76) <i>Lake proper and northerly "A" wetlands shall be preserved without disturbance. Isolated lobes south of lake and bike trail less valuable and could be filled for recreation or road expansions. A 25-foot transitional buffer shall be maintained between fill authorized under these GPs and adjacent "A" wetlands. A 65-foot waterbody setback shall be maintained as a minimum around Mosquito Lake. No fill shall be allowed from April through July in this unit under the GPs to protect nesting near Mosquito Lake.</i>	Special Study	A/C
18B	48	33 and 34	<u>NORTH SIDE PROVIDENCE, ALONG BRAGAW RIGHT-OF-WAY</u> (21 acres; Public Ownership) (Scores: Hydrology = 58; Habitat = 73; Species Occurrence = 12; Social Function = 64) <i>Although identified and justified as developable in Goose Lake Plan; this site provides waterbird habitat in flooded westerly areas which shall be maintained. Site filters runoff from easterly sections to Mosquito Lake complex. Key wetland areas lie in westerly portions and easterly transitional areas could be developed. Runoff drainageways into flooded Mosquito Lake complex shall be maintained.</i>	Special Study	B
18C	47	33	<u>CHESTER CREEK CORRIDOR: NORTHERN LIGHTS TO SOUTH OF PROVIDENCE HOSPITAL</u> (19.2 acres; Public & Private Ownership) (Scores: Hydrology = 95; Habitat = 86; Species Occurrence = 79; Social Function = 82) Direct connection to Chester Creek: provides flood storage, water quality functions and wildlife habitat. <i>Providence Hospital improvements shall be located outside the wetland corridor. Other development shall be avoided except for minor recreation amenities.</i>	Preservation Special Study	A

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18D	49	33	<u>WEST SIDE PROVIDENCE, NORTH OF 36TH, BETWEEN CHESTER CREEK & PROVIDENCE DRIVE, SOUTH OF MALLARD</u> (1.6 acres; Public Ownership) (Scores: Hydrology = 76; Habitat = 50; Species Occurrence = 48; Social Function = 41) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology. A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and adjacent "A" wetlands to the west.</i>	Special Study	C
18E	47	33	<u>SOUTH OF CHESTER CREEK CORRIDOR NEAR PROVIDENCE HOSPITAL, NORTH OF EAST 40TH AVENUE</u> (1.5 acres; Public Ownership) (Scores: Hydrology = 95; Habitat = 79; Species Occurrence = 48; Social Function = 41) <i>Minimum 25-foot buffer shall be required from greenbelt/"A" wetlands. Drainage connections, or low areas adjacent to Chester Creek corridor and "A" wetland shall be maintained.</i>	Special Study	B
19	48	22	<u>NORTHWEST CORNER OF NORTHERN LIGHTS/BRAGAW</u> (6.6 acres; Public Ownership) (Scores: Hydrology = 87; Habitat = 49; Species Occurrence = 24; Social Function = 67) <i>Fragmented; partially developed. A 100-foot setback shall be maintained adjacent to Chester Creek due to its anadromous fish resources.</i>	Special Study	C
20	49	22	<u>CHESTER CREEK PARK: NORTH OF NORTHERN LIGHTS BOULEVARD</u> (76.2 acres; Public Ownership) (Scores: Hydrology = 134; Habitat = 97; Species Occurrence = 61; Social Function = 80) <i>Portions are within Chester Creek greenbelt. Importance for water quality, recharge, flood storage, open space and habitat. Drainage connections to the creek shall be maintained via avoidance or fill setbacks. "B" wetland area runs from East 20th Avenue southward for approximately 225 feet. Development should be limited to northern and eastern portions of site. Drainage channel which crosses Northern Lights and runs across the southern portion of Heritage Land Bank parcel #3-019 shall be retained with a 25-foot buffer. This area, east of Goose Lake Drive, was designated "Conservation" in the Goose Lake Plan (1983.) The site's highest values are within the Chester Creek floodplain. North-south channel in ditch shall include a 65-foot setback.</i>	Preservation	A/B
21	15	21	<u>CHESTER CREEK GREENBELT/SITKA STREET</u> (85 acres; Public Ownership) (Scores: Hydrology = 142; Habitat = 120; Species Occurrence = 106; Social Function = 89) <i>Importance for water quality and recharge of Chester Creek. Park development shall be placed on wetlands fringes. Run-off from snow dump site east of Sitka Street shall be treated before entering creek/wetlands. The Municipality should ultimately move the North Fork of Chester Creek out of the roadside ditch into the wetlands proper. The Department of Public Works should provide engineering feasibility analyses and cost estimates and incorporate them into future Capital Improvement Programs.</i>	Preservation	A

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21A	15	21	<u>ORCA STREET</u> (3 acres; Public Ownership) (Scores: Hydrology = 87; Habitat = 53; Species Occurrence = 18; Social Function = 54) Importance for water quality filtering of Merrill Field area and flood control as part of larger "A" wetland. Municipal ownership. <i>Site shall be undisturbed to the maximum extent.</i>	Developable	B
21B	15	21	<u>SOUTHWEST CORNER OF DEBARR & LAKE OTIS INTERSECTION</u> (4 acres; Private Ownership) (Scores: Not Assessed) Classed as "C" wetland. New channel of the North Fork of Chester Creek has been daylighted on-site. <i>A 65-foot setback shall be maintained along the North Fork of Chester Creek.</i>	Developable	C
22	14	20	<u>D STREET TO A STREET, 17TH TO 18TH & ALONG CHESTER CREEK GREENBELT</u> (16 acres; Public & Private Ownership) (Scores: Hydrology = 70; Habitat = 50; Species Occurrence = 18; Social Function = 48) (South side "A" area = Not Assessed) Minimal values. <i>A 25-foot transitional buffer shall be maintained on outside margin of greenbelt. Drainage shall be treated by development (in filled areas) prior to its release into adjacent water bodies and wetlands. A 100-foot setback shall be maintained adjacent to Chester Creek due to its anadromous fish resources. "A" wetland along bike trail below Mulcahy, south of creek, shall be preserved.</i>	Preservation Developable	A/C
23	14	19	<u>WESTCHESTER LAGOON</u> (27 acres; Public Ownership) (Scores: Hydrology = 118; Habitat = 112; Species Occurrence = 147; Social Function = 103) Includes western Chester Creek greenbelt. Documented high habitat, recreation and water quality values. <i>Minor recreation amenities shall be permitted only if no other practicable alternatives exist on-site.</i>	Preservation	A
24	5A	18+	<u>FISH CREEK CORRIDOR</u> (2.6 acres—Public Ownership; 10.10 acres—Private Ownership) (Scores: Hydrology = 89; Habitat = 79; Species Occurrence = 61; Social Function = 48) <i>Previous fill permit areas with protected setbacks shall be treated as "A" wetlands.</i> Road crossings, trails and channel improvements should be permitted if no upland alternatives are available. Important to Fish Creek flood control and water quality.	Developable	A
24A	5A	41	<u>NORTHWOOD PARK</u> (10 acres; Public Ownership) (Scores: Hydrology = 113; Habitat = 111; Species Occurrence = 97; Social Function = 86) "A" wetlands within park lands; significant water quality recharge and flood storage values. <i>All park developments shall be consistent with the locally adopted park plan.</i>	Conservation	A

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25	5	29	<p><u>MILKY WAY/BROADMOOR ESTATES COMPLEX</u> (Private Ownership) a) Main section = 75 acres (Scores: Hydrology = 96; Habitat = 57, Species Occurrence = 47; Social Function = 51), north spur = 17 acres (not assessed). NOTE: In the Assembly's final Plan approval, this site was changed, via <u>amendment</u>, from "B/C" to all "C". For clarification, this designation change (to "C") was meant <u>only</u> to apply to the Broadmoor Estates parcel, and specifically to, "<i>The westerly 300 feet around Aero Drive extended (~11 acres)</i>". The remaining southerly 1.9 acres in a 10-acre parcel south of W. 40th and the Southern Spur (item b.) remain as "B" wetlands. The rest of the large area is designated "C". Although the Assembly approved this change to "C" for Broadmoor Estates, the Corps of Engineers will not include this new "C" area in the General Permits and fill activities for this area will continue to require an Individual Permit from the Corps of Engineers. The Management Strategy for site #25 otherwise remains unchanged. Higher value habitat and wetter areas located at the west side at "A" wetland edge and at the south portion of southern tract. Identified school site located at east end. Isolated site north of park has been disturbed and drained and is of low value. <i>Cross drainage shall be maintained to "A" wetlands towards the west. A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and adjacent "B" wetlands. No work shall be done within 100-foot of the adjacent "B" wetlands under the GPs between April and July. If no damage would result to private property, treated, local storm water shall be directed into the unfilled wetland. Aero Drive shall be permitted but cross-drainage to "A" wetlands shall be retained and insured in design.</i> Southern end of 10-acre parcel south of W. 40th ("B" area) could be enhanced and linked to isolated "B" site to south for habitat. b) Southern spur = 2.8 acres (Scores: Hydrology = 75; Habitat = 52; Species Occurrence = 42; Social Function = 44) Designated "B" and owned by church to east. <i>If to be permitted, shall retain northern undisturbed portion to maximum extent, as hydrologic and habitat link to main wetlands.</i></p>	Developable Undesignated	B/C
26	5	16 and 27	<p><u>SOUTHWEST CORNER OF NORTHERN LIGHTS/POSTMARK DRIVE</u> (8.5 acres; Public Ownership) (Scores: Hydrology = 75; Habitat = 68; Species Occurrence = 62; Social Function = 55) <i>Drainage shall be maintained throughout site. Most of site is being developed at time of Plan revision.</i></p>	Developable	C
26A	5	17	<p><u>SOUTH SIDE NORTHERN LIGHTS: POSTMARK DRIVE TO EARTHQUAKE PARK</u> (0.7 acres; Public Ownership) (Scores: Hydrology = 57; Habitat = 80; Species Occurrence = 18; Social Function = 39) Drainageway area serves as outflow from main bog. <i>Drainageway from bog shall be retained or replaced. Limited habitat values.</i></p>	Undesignated	C

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26A and 26B	5	16 17 27 and 28	<p><u>TURNAGAIN BOG PROPER</u> (435 acres; Public Ownership) (Scores: Hydrology = 149; Habitat = 190; Species Occurrence = 113; Social Function = 65)</p> <p>Fill permit applications should be consistent with the land use designations and the alternatives analysis contained in the Anchorage International Airport (AIA) Master Plan. Priority should be given to airport location-dependent enterprises. Fill permit requirements should fully consider other Municipal plans such as trails, roads, and drainage planning for the airport area. The following apply to "C" sites:</p> <p><i>A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to minimize and avoid impacts to the habitat values to the higher value wetlands at the northern end of the "C" area, such as timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancements. In #26A, a 65-foot transitional buffer shall be maintained between fill authorized in the GPs and adjacent "A" sites. This is to provide an adequate buffer for nesting around the water body in the adjacent "A" wetland. An impervious barrier shall be placed at the margins of any fill authorized by these GPs, to the bottom of the peat layer, or to a minimum of one foot below the bottom of gravel fill, to preclude groundwater outmigration from as adjacent wetland.</i></p> <p>Only land uses designated in the AIA Master Plan should be considered for coverage under the GPs. <i>A mitigation plan shall be developed in consultation with a Special Mitigation Committee (composed of State and Federal resource agencies and the Municipality) during the environmental analysis, engineering, design, and construction of the project. A report reflecting this consultation and final approval by the Corps of Engineers shall be submitted with the request for a GP. A 65-foot setback shall be maintained from all waterbodies.</i></p> <p>The following apply to "A" and "B" sites:</p> <p>AIA strategic development plan will establish appropriate types and levels of compensatory mitigation for airport wetland fills in "A" and "B" sites, and will be developed in conjunction with the resource agencies. Projects that address airport safety issues and neighborhood-airport conflicts (e.g., noise impacts, clear-zone requirements), including minor road, trail, utility lines, taxiway and runway projects, should be permitted with no or reduced mitigation requirements. The other areas of the main Turnagain Bog core, particularly at the northwest, central west, and southeast fringes are transition zones where wetlands grade out into adjacent upland woods, and are of lower value than the main patterned ground core.</p>	Special Study; Developable; Preservation	A/B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
26C	5	17	<u>EARTHQUAKE PARK</u> (84 acres; Public Ownership—"A" Wetlands; Private Ownership—"C" Wetlands) (Scores: Hydrology = 106; Habitat = 105; Species Occurrence = 64; Social Function = 69) Platted portion at east end contains lower value wetlands—classed as "C" wetlands. Remainder of wetlands contains pools and ponds, mixed habitat; higher values of site. Conveys storm drain system from Northern Lights Boulevard. Public parkland areas remain protected as "A" wetlands. <i>Minor recreation amenities and trails could be placed in "A" wetlands, but shall be at least 50 feet away from waterbodies.</i> Jones Creek corridor east of the main 26C site is "A" wetland; <i>requires wetland delineation prior to permitting.</i>	Preservation	A/C
26C	None	16	<u>COASTAL TRAIL NORTHEAST OF POSTMARK DRIVE/NORTHERN LIGHTS INTERSECTION</u> (1.6 acres; Public Ownership) (Scores: Hydrology = 47; Habitat = 41; Species Occurrence = 15; Social Function = 64) No known wetland function; some drainage values. <i>Any fill projects shall maintain drainage through site.</i>	Undesignated	C
26D	5	27	<u>POSTMARK DRIVE WEST</u> (78 acres; Public Ownership) (Scores: Hydrology = 128; Habitat = 87; Species Occurrence = 67; Social Function = 73) Corps of Engineers requires mitigation plan approval prior to permit issuance. Significant site due to both migratory and nesting habitat values. Proximity to runways requires off-site mitigation. <i>All fill and excavation work in this wetland shall be conducted and scheduled in a manner to minimize disturbance to migratory birds to the maximum extent.</i>	Developable	A
26E	None	41	<u>LAKE SPENARD</u> (Approximately 4 acres; Public Ownership) (Scores: Not Assessed) <i>Wetlands fringe shall be maintained with adequate setbacks from the lake.</i> Provides important filtering function for the lake's water quality control.	Undesignated	A/Open Water
27	None	26	<u>ALONG BLUFF/COASTAL TRAIL, SOUTH OF POINT WORONZOF</u> (11.7 acres; Public Ownership) (Scores: Hydrology = 71; Habitat = 60; Species Occurrence = 23; Social Function = 33) Limited habitat values. <i>Two primary drainageways shall be maintained. Full wetland delineation required prior to permitting.</i>	Special Study	C
28	1	50	<u>LITTLE CAMPBELL LAKE</u> (16.1 acres; Public Ownership) (Scores: Hydrology = 83; Habitat = 95; Species Occurrence = 89; Social Function = 74) Wetlands important for habitat and open space. <i>Park amenity development shall occur outside wetlands to the maximum extent.</i>	Preservation	A
29	4A	52	<u>SOUTH AIRPARK LAKE</u> (2 acres approx.; Public Ownership) (Scores: Not Assessed) <i>Lake and fringe wetlands shall be preserved.</i> Provides waterbird habitat and water quality functions.	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
29A	None	52	<u>NORTHEAST AIR GUARD/RASPBERRY ROAD</u> (0.62 acres; Private Ownership) (Scores: Hydrology = 65; Habitat = 55; Species Occurrence = 18; Social Function = 18) Seasonal pond with possible connection to DeLong Lake; <i>storm drainage and lake connection shall be maintained or adequately handled in development design.</i> Conveys drainage across Raspberry Road.	Undesignated	C
29A	None	52	<u>NORTHWEST AIR GUARD/RASPBERRY ROAD</u> (0.67 acres; Public Ownership) (Scores: Hydrology = 52; Habitat = 47; Species Occurrence = 18; Social Function = 18) Isolated; seasonal flooding which drains east and across Air Guard Road to DeLong Lake drainage. No known species use. <i>Drainage functions to lake shall be maintained or replaced.</i>	Undesignated	C
30	4	40, 41 and 52	<u>DELONG LAKE/MEADOW LAKE</u> (46 acres; Public & Private Ownership) (Scores: Hydrology = 119; Habitat = 122; Species Occurrence = 133; Social Function = 73) This lake system has important waterbird and fish habitat as recognized by the Alaska Department of Fish and Game. <i>Preservation of the north side wetlands on Meadow Lake shall be identified in the Anchorage International Airport Master Plan. Airport expansions shall remain buffered from Meadow Lake and adjacent wetlands. An 85-foot setback in "C" areas shall be maintained around the lake to maintain the habitat and hydrologic values of the southeast corner of DeLong Lake. The easterly 35-foot of Lot 1 Block 2, Alderwood Subdivision shall remain undisturbed. Either trees shall be planted or a fence shall be constructed at the east edge of fill authorized under the GPs (on Lot 1) to visually screen development from adjacent wetlands. The active drainageway in the north side of Lot 1, Block 2 Alderwood Subdivision shall remain undisturbed. Homeowner recreational amenities in "A" areas shall be limited to pile-supported structures.</i> Most of the south side wetlands are common areas or park reserve tracts. Ideally, Lots 35A and B at the lake's east shore should be merged with "A" wetland (currently designated as "C") under fee simple acquisition.	Preservation Developable	A/C
31	6	41	<u>BENTZEN LAKE</u> (6.1 acres; Public Ownership) (Scores: Hydrology = 91; Habitat = 91; Species Occurrence = 73; Social Function = 64) <i>Wetlands within park land shall be preserved; importance for habitat, flood control.</i>	Preservation	A
31A	6	41 and 42	<u>NORTHWEST OF MINNESOTA/INTERNATIONAL: NORTHWOOD/VAN BUREN</u> (three sites) (6 acres; Public and Private Ownership) (Scores: Hydrology = 69; Habitat = 43; Species Occurrence = 22; Social Function = 48) Sites mostly disturbed; northern half has a higher potential for enhancement. Site south of International Airport Road is isolated from rest of Connors Bog and has low values.	Developable/ Preservation	C
32	6	42	<u>DELANEY LAKE</u> (3.5 acres; Public Ownership) (Scores: Hydrology = 116; Habitat = 89; Species Occurrence = 46; Social Function = 47) Moderate migratory bird habitat/some nesting. May provide flood attenuation/water quality control for Fish Creek. <i>The lake and, to the maximum extent, most of fringe on the north side of the railroad tracks, shall be preserved.</i>	Developable	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
33	6	42	<p><u>SOUTHEAST INTERSECTION OF MINNESOTA/INTERNATIONAL</u> (9.7 acres; Public Ownership) (Scores: Hydrology = 114; Habitat = 81; Species Occurrence = 24; Social Function = 48)</p> <p>Provides moderate open water habitat; actual nesting use limited; currently permitted for roadway improvements; remainder of site could be used for storm drainage retention/treatment. <i>Sufficient area shall be retained at west edge for storm drain storage and filtration.</i></p>	Developable	B
34 and 34B	6	41, 42 and 53	<p><u>CONNORS-STRAWBERRY BOG</u> (310 acres; Public & Private Ownership) (Scores: Assessed in two parts: Hydrology = 114, 98; Habitat = 138, 131; Species Occurrence = 98, 113; Social Function = 80, 49)</p> <p>"A" wetlands designation for all public wetlands and portions of privately-owned parcels #012-051-75 and 012-053-01. A significant waterbird migratory and nesting habitat complex. The DRAFT Connors-Strawberry Bog Master Plan should serve as the basis for the management and restoration of the Connors-Strawberry Bog System. <i>Municipally-leased airport lands in the northwest corner of the bog shall be managed to retain wetland functions and other values covered in lease terms restrictions. Municipal lands within Connors-Strawberry bog shall be managed for open space, wildlife habitat, and wetlands functions.</i> A DRAFT Connors-Strawberry Bog Master Plan outlines recreation development limited to passive and interpretive uses. <i>Trails in wetlands shall be built on piles to the maximum extent.</i> Required Raspberry and Minnesota road and interchange expansions are recognized as in the best public interest, and should be permitted with minimal encroachment. <i>Measures shall be taken to maintain natural drainage patterns and enhance or restore disturbed areas.</i> Road design should be consistent with Master Plan recommendations for intended discharge of treated road drainage into public lands in Connors Lake recharge areas. <i>Portions of parcels #012-071-14 and 012-051-75 within the Connors Lake recharge zone have significant habitat functions which shall be preserved; recommend fee simple acquisition of these sites.</i></p>	Preservation	A/Open Water
34A	6	54	<p><u>EAST OF INTERSTATE CIRCLE</u> (1.92 acres; Private Ownership) (Scores: Hydrology = 48; Habitat = 35; Species Occurrence = 24; Social Function = 33)</p> <p><i>A formal wetland delineation shall be required with development plans.</i> Site is a low value transitional wetland.</p>	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
34A	6	42 and 54	<p><u>BLUEBERRY LAKE, INCLUDING AREAS TO THE NORTH AND SOUTH</u> (three sites) (Blueberry Lake: approx. 9.5 acres; Private Ownership; Scores: Hydrology = 99; Habitat = 98; Species Occurrence = 41; Social Function = 32). (Areas North and South of Lake: 33.18 acres; Public and Private Ownership; Scores: Hydrology = 83; Habitat = 53; Species Occurrence = 17; Social Function = 53)</p> <p>Blueberry Lake proper and adjacent 100-foot fringe setback is designated "A". This area was platted with a 65-foot setback which was expanded in the 1982 plan to 100 feet for additional protection. <i>This area is currently under a U.S. Department of Justice/EPA court-imposed judgment and future fills shall require compliance with this federal action.</i> The narrow wetland to the north of Dowling Road extended is mostly filled and remains "C". Wetlands south of Dowling Road right-of-way, and outside the lake "A" zone, are "B". <i>A hydrologic analysis shall be required in future actions to determine the extent of recharge zones to the lake. A 15-foot buffer shall be required at the border of "C" areas with the "B" zone.</i></p>	Preservation Developable	A/B/C
34C	6	54	<p><u>SOUTHEAST INTERSECTION OF MINNESOTA/RASPBERRY</u> (20.20 acres; Public Ownership) (Scores: Hydrology = 79; Habitat = 47; Species Occurrence = 18; Social Function = 63)</p> <p>Site developable but has great potential for habitat enhancement/flood storage/mitigation site. <i>A hydrologic analysis shall be done for any fill proposed on the west side, and this shall meet the acceptable standards of the Municipal Department of Public Works in order to ensure that adjacent homes will not be adversely affected by the proposed fill. Any road expansion on the west side shall address drainage impacts on adjacent homes prior to permit.</i></p>	Developable	C
34D	6	53	<p><u>IRIS SUBDIVISION</u> (Raspberry Road/Connors Bog) (3.5 acres; Private Ownership) (Scores: Assessed with Site #34)</p> <p><i>Cluster development and minimal fill shall be used in development designs; fill shall be limited to the roadside and westerly portions of the lot or to higher portions of the site. If permitted: runoff shall be treated before entering bog, landscape screening shall be required between development and bog; any development shall include habitat enhancement in bog. Intent: majority of site should be retained; development to occur in Corps of Engineers process.</i></p>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
34E	6	53	<p><u>NORTHWOOD/RASPBERRY</u> (2.75 acres; Public Ownership) (Scores: Hydrology = 83; Habitat = 59; Species Occurrence = 57; Social Function = 59)</p> <p>High enhancement/mitigation potential. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology and prevent flooding of the road and adjacent subdivision. The semi-permanent pond at the central/east side shall be avoided with a 65-foot setback. An impervious barrier shall be placed at the margins of any fill authorized by the GPs to the bottom of the peat or a minimum of one foot below the bottom of gravel fill to preclude groundwater outmigration from an adjacent wetland. New fill shall be visually buffered from the ponds. If no damage would result to private property, treated local storm water shall be directed into the wetland. No fill shall be allowed under the GPs from April to July to protect nesting habitat.</i> Recommend site remain undeveloped in Heritage Land Bank inventory</p>	Developable	C
34F	6	66 and 67	<p><u>SOUTH CONNORS BOG: BOTH SIDES OF STRAWBERRY ROAD</u> (48+ acres; Private Ownership) (Scores: Hydrology = 106; Habitat = 95; Species Occurrence = 50; Social Function = 49)</p> <p>First 100 feet from Strawberry Lake to be classed as "A" wetland. High waterbird and recharge values. Additional 200 feet south of "A" wetland and irregular area further west to be classed as "B" wetlands. Remainder outward area classed as "C" wetlands. <i>A 25-foot transitional buffer shall be maintained from "B" wetlands. Storm water shall be treated before entering adjacent wetlands from fill permitted under GP. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology and help establish appropriate setbacks from drainages and water bodies. If fill is authorized by GPs, then the two ditches shall be filled in the adjacent undeveloped areas. An impervious barrier shall be placed at the margins of any fill authorized in the GPs to the bottom of the peat layer or a minimum of one foot below the bottom of gravel fill to preclude groundwater outmigration from an adjacent wetlands. If no damage would result to private property, treated local storm water shall be directed to the bog from fill authorized in the GPs. Hydrologic analysis of "B" wetlands shall indicate importance and role of 200-foot setback to hydrology/habitat of Strawberry Lake and important areas to be avoided to the west. Southerly area may serve as spillover/drainage site between Connors/Strawberry Bog and Campbell Creek. Drainage zones shall be identified and protected.</i></p>	Preservation Developable	A/B/C

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34G	6	53	<u>CONNORS BOG/64TH AVENUE, TRACT A</u> (9.7 acres; Private Ownership) (Scores: Hydrology = 88; Habitat = 75; Species Occurrence = 55; Social Function = 47) Southern portion of lower value where topography grades up and plant communities change. Northerly portion similar to flooded areas in main Connors Bog immediately to north of site. <i>A visual buffer shall be established at the edge of any future fill and remaining unfilled sections to north and east. If no damage to private property, on-site treated storm water shall be directed into the Connors Bog wetlands.</i>	Developable	B
35	6	53	<u>RASPBERRY TO STRAWBERRY/NORTHWOOD TO JEWEL LAKE</u> (Four sites) (15 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 62; Species Occurrence = 41; Social Function = 35) <i>Shady Birch Terrace Subdivision, a large unplatted area south of 71st Avenue, contains a pond and fringe habitat which shall be retained via a 65-foot setback. This area of Shady Birch is designated "B". Isolated small parcels are "C" wetlands.</i>	Developable	B/C
35A	6	53	<u>73RD AND JEWEL LAKE</u> (2.4 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 72; Species Occurrence = 53; Social Function = 40) Portions previously permitted by Corps of Engineers Individual Permit; setbacks from pond previously required under Individual Permits. High bird use and habitat diversity. Significant run-off and water quality control for Sand Lake. <i>Pond habitat, water quality and drainage values shall be maintained via avoidance.</i>	Developable	B
36	6	66	<u>HATHOR SUBDIVISION</u> (27.12 acres; Public & Private Ownership) (Scores: Hydrology = 103; Habitat = 104; Species Occurrence = 29; Social Function = 42) Main sections nearly developed: south of Kronos Drive to be classed as "C" wetlands. Northernmost half of Block 2 and West 80 th right-of-way to the ponds to be classed as "A" wetlands (Hathor Park); <i>shall be retained due to habitat, water quality, flood control and recreation values. A 25-foot buffer shall be maintained between any fill permitted under the GPs and adjacent "A" wetlands.</i>	Developable	A/C
36A	None	66	<u>BLACKBERRY/DIMOND</u> (2.5 acres; Private Ownership) (Scores: Hydrology = 55; Habitat = 75; Species Occurrence = 18; Social Function = 39) Provides flood storage and water quality functions: connection between Sand Lake wetlands and Campbell Lake. <i>The drainageway shall be maintained between Sand Lake wetlands and Campbell Lake; no fill shall be allowed within 25-foot of the main channel in order to protect the area's flood storage and water quality functions. Silt fences shall be used in association with placement of any fill. Fill slopes shall be vegetated to minimize erosion and reduce turbidity.</i>	Undesignated	C
36B	6	66	<u>BIRCH LAKE</u> (5.7 acres; Public & Private Ownership) (Scores: Hydrology = 80; Habitat = 93; Species Occurrence = 56; Social Function = 74) High hydrology and habitat values. <i>Minor recreation amenities may be considered but shall be built on piles or at the fringes only.</i>	Developable	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
37	2	52	<p><u>SAND LAKE FRINGE WETLANDS</u> (20.25 acres approx. = Public Ownership; 2.75 acres = Private Ownership) (Scores: Hydrology = 138; Habitat = 170; Species Occurrence = 143, Social Function = 89)</p> <p>Includes fringe wetlands on north side of Sand Lake, park land at east end of lake, and isolated pond and drainage area south of West 72nd Avenue. <i>Lakeside wetlands shall be avoided via appropriate setbacks throughout. Isolated pond and drainageway below West 72nd Avenue shall be preserved. (Assessment included lake acreage).</i></p>	Preservation	A
37A	2	65	<p><u>SAND, SUNDI, JEWEL LAKES</u> (62 acres; Public & Private Ownership) (Scores: Hydrology = 86; Habitat = 92; Species Occurrence = 110; Social Function = 45)</p> <p>"A" wetlands designation for those lakeside wetlands around Sand, Sundi and the unnamed lake immediately east of Sundi Lake, and the wetland complex that connects these waterbodies. Municipally-owned park lands are also classified as "A" wetlands and are connected to the lake setback preservation zone at a common boundary near Sundi Lake. Fringe wetlands exist around Jewel Lake. <i>Prior to any development of the Jewel Lake edge, a wetland delineation and Corps of Engineers approval shall be required.</i></p> <p>These wetlands are vital to water quality, water level maintenance and flood storage, as well as the habitat and open space functions of the lakes and canals. <i>The functions shall be maintained and preserved by adherence to the policies below. "A" wetland designated within the lake setbacks could be used in subdivision design as a platted open space area, with development restrictions consistent with a "Preservation" classification. At the time of application, hydrological analysis of the entire site by the applicant/developer shall provide the relationship of the wetlands to water quality, recharge and flood storage to the four area lakes. Field records and surveys show very high habitat and hydrological values. Thus, prior to future permitting, additional information on habitat values shall be provided by an applicant. Analysis of potential fill impacts on habitat and hydrology functions shall be required by the applicant. Fill projects shall not threaten viability of the lakes and adjacent habitat. Development potential exists but the Corps of Engineers standards shall be met.</i></p>	Preservation	A
37B	2	65	<p><u>SOUTH SIDE SAND LAKE: CHARLOTTE CIRCLE, VICTORIA SUBDIVISION</u> (3.83 acres; Private Ownership) (Scores: Hydrology = 48; Habitat = 52; Species Occurrence = 11; Social Function = 48)</p> <p>Realign wetland boundary to the vegetation break (eastward) of the original. <i>A 25-foot transitional buffer shall be maintained from adjacent "A" wetlands. An impervious barrier shall be placed at the margins of new fill authorized by the GPs adjacent to the "A" wetlands to the bottom of the peat layer or a minimum of one foot below the bottom of the gravel fill to preclude groundwater outmigration from the adjacent wetland. If no damage would result to private property, treated local storm water shall be directed into the bog from wetlands to the east.</i></p>	Developable	C

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37C	2	65	<u>ST. BENEDICT'S</u> (5.4 acres; Private Ownership) (Scores: Hydrology = 75; Habitat = 59; Species Occurrence = 68; Social Function = 44) Westernmost 150 feet includes key habitat and hydrology areas, with connection to "A" wetland. Poned in spring; nesting use, significant species present. <i>A 200-foot transitional buffer shall be maintained from the "A" wetlands to protect habitat values of the "A" wetlands and at the west end of this site. New fill shall be visually screened from the setback along the "A" wetlands. If no damage would result to private property, treated. local stormwater shall be directed into the bog. No work shall be done on this site under the GPs between April and July. An impervious barrier shall be placed at the margins of fill authorized in the GPs adjacent to the "A" wetlands to the bottom of the peat layer or a minimum of one foot below the bottom of gravel fill to preclude groundwater outmigration from adjacent wetlands.</i>	Developable	C
37D	2	65	<u>WEST OF JEWEL LAKE ROAD: 84TH TO 86TH</u> (8.2 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 67; Species Occurrence = 35; Social Function = 45) Significant disturbance already. <i>A 200-foot transitional buffer shall be maintained from "A" wetlands to protect the nesting habitat in "A" wetlands. An impervious barrier shall be placed at the margins of any fill authorized in the GPs adjacent to "A" wetlands to the bottom of peat layer or a minimum of one foot below the bottom of gravel fill to preclude groundwater outmigration from adjacent wetlands.</i>	Developable	C
37E	None	52	<u>WEST 72ND AVENUE</u> (1.75 acres; Public Ownership) (Three sites) (Scores: Hydrology = 49; Habitat = 40; Species Occurrence = 18; Social Function = 47) Three previously Undesignated sites. Northerly and eastern areas are isolated sinkholes = "C" wetland. <i>Southerly site's drainage function shall be retained or replaced. May have hydrologic connection to lake to the south. A hydrological analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage from adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology and replace drainage functions. Additional small wetland pools and depressions are scattered in this parcel and they shall be delineated prior to development. Any additional wet areas are very small and can be covered under the General Permit.</i>	Undesignated	C
38	12	43+	<u>CAMPBELL CREEK GREENBELT</u> (165+ acres = Greenbelt areas; Public Ownership) (Scores: Hydrology = 140; Habitat = 112; Species Occurrence = 102; Social Function = 54) "A" wetlands designation applies to those areas within the greenbelt which are protected under Municipal park ownership and stream protection ordinance. Important to fish habitat, flood control and recreation. <i>Permits for public use trails, additions and changes shall be placed as far from creek as possible and shall avoid wetlands to the maximum extent.</i>	Preservation	A
38	None	68	<u>TAKU LAKE</u> (14.5 acres; Public Ownership) (Scores: Not Assessed) Park amenities allowed but must maintain drainageway at south end of lake; <i>minimum setbacks of 65 feet shall be required from lake shore.</i> Provides flood storage, habitat.	Undesignated	A/Open Water

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38A	12	44	<u>INTERNATIONAL: CAMPBELL CREEK, EAST AND WEST OF HIGHWAY</u> (11.3 acres; Private Ownership) (Scores assessed in two parts: Hydrology = 86, 63; Habitat = 50, 34; Species Occurrence = 18, 18; Social Function = 45, 46) <i>A 25-foot non-disturbance buffer shall be maintained from "A" wetlands. Run-off from any new development shall be treated before entering the creek.</i>	Developable	C
38B	12	55	<u>OLD SEWARD HIGHWAY/64TH AVENUE</u> (12.4 acres; Private Ownership) (Scores: Hydrology = 80; Habitat = 63; Species Occurrence = 26; Social Function = 35) Although disturbed, considerable habitat values exist where ponded. Potential for habitat enhancement. <i>Eastern one-third of site and ponds shall be retained and enhanced with 65-foot setbacks. Cluster development could occur on western and southern fringes with buffering from ponds. Ponded sites east of foot trail require Individual Permit.</i>	Developable	C
38B	12	55	<u>NEAR TAKU ELEMENTARY</u> (7.5 acres; Private Ownership) (Scores: Hydrology = 81; Habitat = 66; Species Occurrence = 24; Social Function = 59) Marginal wetlands on east side of creek. <i>A 25-foot buffer shall be maintained from "A" wetland/greenbelt. On-site drainage shall be treated before entering creek.</i>	Developable	C
38C	12	55	<u>ALONG C STREET: DOWLING TO 76TH AVENUE</u> (14.01 acres; Public & Private Ownership) (Scores: Hydrology = 85; Habitat = 88; Species Occurrence = 28; Social Function = 49) Artificially created ponds: road decreases habitat values; nesting ducks present. Area has drainage problems. <i>A written plan shall be submitted to the Municipal Department of Community Planning and Development describing how proposed fill would minimize impacts to nesting habitat, such as timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology. In Tract 3B, the seasonal drainage pattern (west to east toward Campbell Creek) shall be maintained via fill avoidance of seasonal surface flow low points. The water body at the south end of tract within the C Street right-of-way, south of Raspberry Road, and a 25-foot setback around the water body shall be treated as an "A" wetland. No work shall be done in this setback under the GPs from April through July. Area has permanent and seasonal ponds. "B" area includes parcels at SE Hart and 72d intersection.</i>	Developable	B/C
38D	None	75	<u>EAST SIDE OF CAMPBELL LAKE, AT VICTOR ROAD</u> (1.6 acres; Public & Private Ownership) (Scores: Hydrology = 98; Habitat = 77; Species Occurrence = 78; Social Function = 41) Includes lakeshore wetlands. Good species use, i.e., salmon, and stormwater filtering values; <i>area shall be preserved.</i>	Undesignated	A

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39	12A	43 and 55	<u>TINA LAKE</u> (10 acres; Public & Private Ownership) (Scores: Hydrology = 135; Habitat = 93; Species Occurrence = 73; Social Function = 36) Values for water retention/filtering and significant species use. Remaining wetlands have direct connection to lake's hydrology values. Assumed that outer fringes of wetland could be filled. <i>Additional projects shall not occur during waterfowl breeding season (April-July). Fill edges shall include visual landscaped buffer. If Dowling Road is to be developed, any mitigation that may be required shall be off-site.</i>	Developable	A
40	13	43	<u>BUSINESS PARK</u> (Public Ownership—"A" wetland site; & Private Ownership) a) <u>West Side of Business Park Boulevard</u> . (8.38 acres) (Scores: Hydrology = 112; Habitat = 67; Species Occurrence = 94; Social Function = 65) Municipal and Business Park Coalition-owned land classed as "A" wetlands due to high hydrology, habitat values, enhancement/mitigation potentials identified; local snow dump nearby. Small privately owned parcel west of road remains as a "C" wetland. <i>A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and the "A" wetland. No work shall be done on this site under the GPs from April through July. An impervious barrier shall be placed at the margins of any fill authorized by these GPs adjacent to the "A" wetlands to the bottom of the peat layer or a minimum of one foot below the bottom of the gravel fill to preclude groundwater outmigration from an adjacent wetland.</i>	Developable	A/C
40A	13	43	b) <u>East Side of Business Park Boulevard</u> (approximately 8 acres) (Scores: Hydrology = 94; Habitat = 59; Species Occurrence = 71; Social Function = 49) (Area has a semi-permanent pond) Lower values due to disturbance; recommend Municipal support to the Coalition to acquire Tracts 2, 3, and 4. Enhancement potential, species use. <i>A written plan shall be submitted in the permit process describing how fill will minimize impacts on nesting habitats. This shall include avoidance and/or cluster design.</i>	Developable	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
40B	13	43	<u>SOUTHEAST INTERSECTION OF TUDOR/C STREET</u> (South of EXXON gravel pit pond) (34 acres; Private Ownership) (Scores: Hydrology = 86; Habitat = 50; Species Occurrence = 18; Social Function = 40) Mixed woods. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology, particularly with movement of runoff from snow dumps. A 100-foot setback shall be required from the EXXON gravel pit pond. A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid and minimize impacts to the tract's habitat values, particularly avoidance of construction in Site 40B during waterfowl nesting and migration peaks. Additional examples of possible measures to avoid and minimize impacts to habitat include additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. No work shall be done on this site under the GPs from April through July.</i>	Developable	C
40B	13	43	<u>SOUTHWEST INTERSECTION OF INTERNATIONAL/C STREET</u> (4 acres; Private Ownership) (Scores: Hydrology = 71; Habitat = 43; Species Occurrence = 18; Social Function = 33) Minimal values; could be used for storm drain treatment.	Developable	C
40B	13	43	<u>SOUTHEAST INTERSECTION OF INTERNATIONAL/C STREET</u> (1.1 acres; Private Ownership) (Scores: Hydrology = 72; Habitat = 42; Species Occurrence = 18; Social Function = 50) Minimal values; could be used for storm drain treatment.	Developable	C
41	13	31	<u>A STREET TO C STREET/36TH TO 40TH</u> (3.4 acres; Public Ownership) (Scores: Hydrology = 68; Habitat = 36; Species Occurrence = 18; Social Function = 46) Fragmented and already partially developed. <i>Development associated with fill authorized under the GPs shall include a means of water quality treatment of stormwater to prevent further degradation of the water quality of Fish Creek; any method proposed shall be approved by the Municipal Department of Public Works. Local storm drains lead directly to Fish Creek.</i>	Developable	C
41	13	31	<u>WETLANDS SOUTH OF LOUSSAC LIBRARY</u> (4 acres; Public Ownership) (Scores: Hydrology = 79; Habitat = 63; Species Occurrence = 54; Social Function = 60) Significant disturbance but has moderate waterfowl use/nesting. Poned areas artificially created and water levels may be supplemented. <i>Development shall avoid all ponded areas in this Tract. A 65-foot setback shall apply around the permanent pond. Development associated with fill authorized under the GPs shall include a means of water quality treatment of stormwater to prevent further degradation of the water quality of Fish Creek; any method proposed shall be approved by the Municipal Department of Public Works. No work shall be done in this site under the GPs from April through July.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
41	13	31	<u>A STREET TO FAIRBANKS: 40TH TO TUDOR ROAD</u> (47.5 acres; Private Ownership) (Scores: Hydrology = 99; Habitat = 70; Species Occurrence = 60; Social Function = 40) Portions developed. Could serve as storm drain treatment/collection site. <i>Development shall direct storm water through appropriate treatment prior to entrance into storm drain as it leads directly into Fish Creek.</i>	Developable	C
42	13A	32	<u>NE NEW SEWARD HIGHWAY/TUDOR ROAD</u> (13 acres; Private Ownership) (Scores: Hydrology = 105; Habitat = 85; Species Occurrence = 28; Social Function = 54) Ponds provide high species use and habitat diversity. <i>Ponds or species use and habitat diversity shall be maintained with a minimum 65-foot setback.</i> Outlet ditch could be filled to retain wetland characteristics. Pond area could be tracted out. Performs storm drain filter function. Cluster housing recommended for eastern edge of site. (Unplatted areas zoned Residential.)	Developable	B
43	16	32	<u>LAKE OTIS</u> (9 acres; Public & Private Ownership) (Scores: Hydrology = 109; Habitat = 96; Species Occurrence = 96; Social Function = 80) Wetland fringe important for lake water quality, wildlife habitat and open space values. <i>Park improvements shall be developed at wetland fringes and on pilings whenever practicable. Future modifications to the lake water level control structure shall be reviewed under the Individual Permit review process to preclude any dewatering impacts on wetlands. A minimum 65-foot setback shall be maintained from lake for all new structures.</i> Minor accessory structures may be built on piles.	Preservation	A
44	17	32	<u>MACINNES STREET/TUDOR ROAD. ALONG FISH CREEK</u> (3 acres; Private Ownership) (Scores: Hydrology = 93; Habitat = 98; Species Occurrence = 52; Social Function = 78) Importance for habitat, water quality values. Wetland was retained as on-site mitigation for a previously permitted project. Area extends as narrow, wet drainageway north and east to East 40 th Avenue right-of-way.	Conservation	A
45	17	44	<u>WALDRON DRIVE WETLANDS</u> (13.8 acres; Private Ownership) (Scores: Hydrology = 110; Habitat = 85; Species Occurrence = 61; Social Function = 53) <i>A minimum 85-foot setback shall be maintained from creek (headwaters of Fish Creek) in any future permitting.</i> Southern fringe could be developed without mitigation and appropriate buffering. <i>On-site drainage treatment shall be included in any new development.</i>	Conservation	B
46	18	43	<u>WEST SIDE OLD SEWARD HIGHWAY: EAST 57TH/DOWLING</u> (2.5 acres; Private Ownership) (Scores: Hydrology = 63; Habitat = 34; Species Occurrence = 18; Social Function = 46) Minimal values; could be used in storm drain treatment.	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
46	18	44	<u>55TH TO DOWLING: SEWARD HIGHWAY TO LAKE OTIS</u> (24 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 52; Species Occurrence = 42; Social Function = 12) Minimal values; could be used for storm drain treatment. All but west end disturbed and that is isolated by fills and roads and is too small to provide habitat. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to determine if a pond is present and a setback is required.</i>	Developable	C
46	18	44	<u>NORTHWEST INTERSECTION OF DOWLING/SEWARD HIGHWAY</u> (17 acres; Private Ownership) (Scores: Hydrology = 106; Habitat = 50; Species Occurrence = 18; Social Function = 39) Minimal values; could be used for storm drain treatment/habitat enhancement.	Developable	C
46	18	56	<u>SOUTHWEST INTERSECTION: DOWLING/SEWARD HIGHWAY</u> (1.45 acres; Private Ownership) (Scores: Hydrology = 85; Habitat = 33; Species Occurrence = 18; Social Function = 46) Minimal values.	Developable	C
47	19	45	<u>TUDOR DOG TRACK AND SITE BEHIND DEPT. OF PUBLIC WORKS</u> (4.8 acres; Public Ownership) (Scores: Not Assessed) <i>A 25-foot transitional buffer shall be maintained between any fill permitted under the GPs and adjacent "A" wetlands.</i>	Developable	C
47	19	45	<u>EAST SIDE OF LAKE OTIS AT 52ND AVENUE AND NORTH OF DOWLING</u> (21 acres; Private Ownership) (Scores assessed in two parts: Hydrology = 80, 47; Habitat = 64, 30; Species Occurrence = 18, 18; Social Function = 53, 54) Northern section currently drains south to north at Folker Street right-of-way. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, particularly of the developed infrastructure and homes in Simonian Subdivision; to maintain both surface and subsurface cross drainage; and to prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology, particularly with movement of water to Campbell Creek. A 50-foot transitional buffer shall be maintained between any fill permitted under these GPs along the eastern and southern boundaries of Lot 72 and adjacent "A" wetlands. A 25-foot transitional buffer shall be maintained between any fill permitted under these GPs and adjacent "A" wetlands.</i>	Developable	C
48	41	45+	<u>CAMPBELL TRACT</u> (1400 acres; Public Ownership) (Scores: Hydrology = 126; Habitat = 156; Species Occurrence = 137; Social Function = 52) Portions have a direct link to Campbell Creek hydrologic regime. <i>Basher Lake wetlands shall be preserved because of high hydrology and habitat values. Park development allowed if consistent with Bicentennial Park Master Plan. Any activity shall avoid/minimize disturbance to surface water connections to Campbell Creek, its tributaries and Basher Lake. Trails in wetlands shall be set back at least 100 feet from Campbell Creek/tributaries. Utilities and roads shall be placed in the least sensitive areas.</i>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
48	37	71 to 73	<u>NORTH OF SERVICE HIGH SCHOOL: SOUTHERNMOST CAMPBELL CREEK</u> (269.4 acres; Public Ownership) (Scores: Hydrology = 117; Habitat = 150; Species Occurrence = 48; Social Function = 69) <i>Wetlands within Bicentennial Park shall be preserved with minor park/recreational improvements allowed, but limited to non-fill activities if practicable. Best Management Practices shall be used during construction, but drainage and surface run-off connections shall be preserved.</i>	Preservation	A
48	43	48	<u>SOUTH SIDE OF TUDOR/MULDOON CURVE</u> (68 acres; Public Ownership) (Scores: Hydrology = 113; Habitat = 99; Species Occurrence = 24; Social Function = 59) <i>High habitat/hydrology (drainage/recharge) functions shall be preserved: headwaters of branch of Campbell Creek. Impervious dikes shall be placed at the margins of any fill to the bottom of the peat layer or a minimum of one foot below the new fill to separate and isolate fills from "A" wetland. Utilities, minor park amenities, and Foothills Park, as previously outlined in Utility Corridor and Anchorage Bowl park plans, could be developed without compensatory mitigation in the northerly disturbed areas.</i>	Special Study	A
48	19	58	<u>ALONG ABBOTT LOOP ROAD: NORTHWEST END OF BLM TRACT</u> (80 acres; Public Ownership) (Scores: Hydrology = 84; Habitat = 124; Species Occurrence = 29; Social Function = 59) Headwaters for forks of Little Campbell Creek. Values for water quality, storage, recharge and habitat. Minor utility, park development possible on eastern fringes; <i>a 100-foot setback shall be maintained from waterbodies and all cross-drainage shall be protected.</i>	Special Study	A
48	None	72	<u>EAST OF SERVICE HIGH SCHOOL TO HILLSIDE PARK</u> (2 acres; Public Ownership) (Scores: Hydrology = 78; Habitat = 65; Species Occurrence = 28; Social Function = 56) <i>Drainage to the "A" wetlands shall be maintained.</i>	Undesignated	B
48A	37	71	<u>ZODIAK MANOR SUBDIVISION</u> (3.2 acres; Public Ownership) (Scores: Hydrology = 73; Habitat = 54; Species Occurrence = 17; Social Function = 55) Northern edges at "A" wetland are wetter. <i>A 25-foot setback shall be maintained along the drainage conveyance (southeast to northwest) from Service High School. A 50-foot transitional buffer shall be maintained between fill permitted under the GPs and the "A" wetlands.</i>	Developable	C
48B	None	48	<u>SOUTHEAST MULDOON-TUDOR-KLUTINA DRIVE</u> (3 acres; Public Ownership) (Scores: Hydrology = 61; Habitat = 47; Species Occurrence = 18; Social Function = 44) Isolated site. Minimum values.	Undesignated	C
49 East	42	46	<u>SOUTH SIDE OF TUDOR ROAD: ARMORY TO ADOT/PF</u> (7.5 acres; Public Ownership) (Scores: Hydrology = 66; Habitat = 57; Species Occurrence = 24; Social Function = 42) May serve to filter run-off before entering Campbell Creek; <i>local drainage shall be maintained. Reference Tudor Road PLI Plan for recommended use. A 25-foot buffer shall be maintained from "A" wetland to the south. Small isolated area south of ADOT/PF building is of minimal value and is classed as "C".</i>	Special Study	B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
49 West	42	46	<u>SOUTH SIDE OF TUDOR ROAD: EAST OF POLICE DEPARTMENT</u> (81 acres; Public Ownership) (Scores: Hydrology = 90; Habitat = 70; Species Occurrence = 24; Social Function = 56) Much of these wetlands designated as good/excellent suitability zones in Tudor Road PLI Plan. <i>Developer shall provide hydrology/habitat evaluations necessary to delineate fill areas/setbacks in "B" area. All fills shall include a 100-foot setback from the north bank of Campbell Creek.</i> "C" wetland west of upland forest, which bisects this area, is isolated, of lower value, and could be filled under a General Permit. Southern portions of this wetland require additional delineation, especially south of East 45 th Avenue and the Animal Control facility.	Special Study	B/C
49A	None	36	<u>TUDOR/MULDOON CURVE</u> (~3 acres; Public & Private Ownership) (Scores: Hydrology = 100; Habitat = 94; Species Occurrence = 49; Social Function = 38) <i>High habitat/hydrology functions shall be maintained.</i> Adjacent surrounding transition area could be used for additional stormwater detention. Important for local roadway drainage/water quality.	Undesignated	B
50	62	61	<u>STUCKAGAIN: END OF MIDDEN WAY</u> (2.9 acres; Private Ownership) (Scores: Hydrology = 73; Habitat = 77; Species Occurrence = 22; Social Function = 21) Pond is stream headwaters; good potential fish habitat. <i>Retain pond as open space; drainageway shall be tracted out in platting. A minimum 85-foot setback shall be maintained from pond and creek (where wetlands adjacent.).</i>	Developable	B
50	None	61	<u>STUCKAGAIN: MIDDEN WAY</u> (0.4 acres; Private Ownership) (Scores: Hydrology = 64; Habitat = 45; Species Occurrence = 18; Social Function = 29) Unique local site. No known species use. <i>Lot development shall be consistent with large lot zoning to preclude extensive fill coverage. Local drainage patterns shall be maintained around the sinkhole.</i>	Undesignated	C
51	19	57 and 70	<u>STREAMSIDE SITES, 68TH AVENUE TO 80TH/LAKE OTIS TO ABBOTT LOOP</u> (81.4 acres; Private Ownership) (Scores: Hydrology = 127; Habitat = 107; Species Occurrence = 69; Social Function = 50) <i>A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources and its flood storage/hydrology functions. Setback areas shall be treated as "A" wetlands.</i> Most areas scored high in the assessments, but the high value sites are concentrated at the stream corridors and these are to be protected via the setbacks.	Developable	C
51A	None	70	<u>CANDYWINE CIRCLE</u> (4.7 acres; Private Ownership) (Scores: Hydrology = 102; Habitat = 88; Species Occurrence = 49; Social Function = 40) Includes north branch, south fork of Little Campbell Creek. Important for flood storage, water quality maintenance; possible fish use. <i>Entire floodplain area shall be included in setback; additional setbacks/requirements to be determined in permit process, with minimum of 100 feet of setback required.</i>	Undesignated	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
52	19	57 and 70	<u>#19A ISOLATED SITES: LAKE OTIS TO ABBOTT LOOP/68TH TO ABBOTT</u> (45 acres; Private Ownership) (Scores: Hydrology = 118; Habitat = 63; Species Occurrence = 44; Social Function = 40) Mostly isolated, partially disturbed, low value areas. Minimal impacts foreseen if filled. <i>A 100-foot setback shall be maintained along all forks of Little Campbell Creek due to anadromous fish resources. A hydrologic analysis shall be done for work proposed in the northern portion of 72nd and Abbott Loop to prevent flooding of existing and future homes and roadways at the northern end of Travis Street. A field delineation shall be done to determine the northerly extent of the wetland northeast of intersection of 80th and Snow View Drive. If a hydrologic connection to Little Campbell Creek is observed, a 65-foot waterbody setback shall be required along it. Setback areas shall be treated as "A" wetlands.</i>	Developable	C
53	19	57	<u>TIFFANY TERRACE TO BABY BEAR DRIVE/64TH TO 68TH</u> (16.2 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 80; Species Occurrence = 48; Social Function = 43) Pebblebrook Subdivision site was issued General Permit; "A" designation applies to remaining wetland setback after development and the narrow remaining strip along the creek to the west parallel with 66 th Avenue. <i>A 100-foot setback shall be maintained along channels of Little Campbell Creek. A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and adjacent "A" wetlands. (See permit #C-521.) Remaining wetlands to the north are "C" wetlands with a setback per plats.</i>	Developable	A/C
54	19	56 and 57	<u>64TH AND DOWLING/LAKE OTIS TO NEWT DRIVE</u> (18.7 acres; Private Ownership) (Scores: Hydrology = 66; Habitat = 58; Species Occurrence = 18; Social Function = 49) Isolated site; possible use for storm drain treatment.	Developable	C
55, 56 and 57	19	56	<u>DOWLING TO LORE ROAD/SEWARD HIGHWAY TO LAKE OTIS</u> (71.41 acres; Private Ownership) (Scores: Hydrology = 117; Habitat = 86; Species Occurrence = 24; Social Function = 54) Sites located south of 68 th Avenue and north of 64 th ROW classed as "C" wetlands. Creekside sites at O'Brian Street and on lots east of Lake Otis classed as "B" wetlands due to direct hydrologic connection to creek with water quality, flood storage values; development could occur on outer fringes. Galatea Estates Subdivision classed as a "B". <i>A 100-foot setback shall be maintained along channels of Little Campbell Creek in order to maintain anadromous fish resources as well as water quality and flood storage functions.</i>	Developable	B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
58	19	69	<p><u>LORE ROAD TO 82ND AVENUE: SEWARD HIGHWAY TO LAKE OTIS</u> (18.88 acres; Private Ownership) (Scores: Hydrology = 76; Habitat = 65; Species Occurrence = 37; Social Function = 21)</p> <p>All sites isolated except for a 13.2 acre site adjacent to the creek. Possible for a sedimentation basin site. <i>A 100-foot setback shall be maintained along Little Campbell Creek due to its anadromous fish resources. All drainage corridors shall be maintained to the creek. The southerly ponded parcel southeast of the soccer field is designated "B" and shall be maintained with a 65-foot setback.</i></p>	Developable	B/C
58A	None	69	<p><u>HARTZELL/DIMOND INTERSECTION</u> (1.06 acres; Private Ownership) (Scores: Hydrology = 97; Habitat = 80; Species Occurrence = 38; Social Function = 36)</p> <p>Direct connection to south fork of Little Campbell Creek. Flow from springs/pond within floodplain; flood storage/recharge functions; fish rearing habitat. <i>Portions of site which may be filled shall be determined during project review. Integrity of springs/tributary shall be retained with minimum 85-foot setback.</i></p>	Undesignated	B
58B	None	69	<p><u>SOUTHEAST INTERSECTION: DIMOND/SEWARD HIGHWAY</u> (0.88 acres; Private Ownership) (Scores: Hydrology = 70; Habitat = 56; Species Occurrence = 28; Social Function = 44)</p> <p>Site could be used for stormwater detention/treatment—connects via pipe directly to Little Campbell Creek. <i>A 65-foot setback from the north edge outflow shall be maintained along the site's northwest corner.</i> Approximate area of wetlands includes 400 feet running south along Dimond exit ramp and for at least 125 feet to the east, e.g., the low corner. Important for flood control and water quality.</p>	Undesignated	C
58C	None	69	<p><u>LITTLE CAMPBELL CREEK FLOODPLAIN AT OLD SEWARD HIGHWAY</u> (0.1 acres approx.; Private Ownership) (Scores: Not Assessed)</p> <p>This site includes an old channel, associated floodplain and several remnant pools of Little Campbell Creek. <i>Any new development shall have a minimum 100-foot (in wetlands) setback from the new channel at the east end of the parcel.</i> The setback could be reduced in the permit process along the north border since the creek was moved to a ditch.</p>	Undesignated	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
59	9	68	<p><u>SOUTH OF DIMOND CENTER MALL/WEST OF OLD SEWARD HIGHWAY</u> (8.5 acres; Private Ownership) (Scores: Hydrology = 79; Habitat = 79; Species Occurrence = 45; Social Function = 5)</p> <p>No connection to ponds to the west; minimal values. Large permanent pond provides bird nesting and migratory habitat functions. <i>A 100-foot setback shall be maintained around the pond. The conveyance of industrial area runoff to Campbell Creek shall be maintained.</i> Remainder of "C" area low value and highly disturbed. The Anchorage GPs have 2 additional conditions: <i>As long as a waterbody (> or = to 2500 sq ft) is present in the 3.5 acre site formerly undesignated wetlands west of the main wetlands, work proposed in the water body or in the 65-foot setback shall require an Individual Corps of Engineers Permit; No fill shall be allowed under the GPs in the 3.5 acre site west of the main area of wetlands from April through July if there is evidence of active waterfowl nesting.</i></p>	Developable Undesignated	C/Open Water
59	9	68	<p><u>KING STREET: SOUTH OF DIMOND</u> (52 acres; Private Ownership) (Scores: Hydrology = 88; Habitat = 75; Species Occurrence = 30; Social Function = 32)</p> <p>Serves as local industrial area drainage; likely feeds into Campbell Creek, conveying industrial run-off; attenuates flows to Campbell Creek. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Public Works Department to assure retention of a sufficient corridor through low point of wetlands to convey storm flows to Campbell Creek, attenuate flows, and convey industrial runoff. It shall be used in determining the placement of fill that would minimize interference with the local hydrology, particularly with movement of water to Campbell Creek. Cluster development techniques shall be utilized to the maximum extent if developed.</i></p>	Developable	C
59	9	77	<p><u>WEST OF OLD SEWARD HIGHWAY, EAST OF RAILROAD, NORTH OF 100TH AVENUE</u> (11.9 acres; Private Ownership) (Scores: Hydrology = 81; Habitat = 59; Species Occurrence = 17; Social Function = 27)</p> <p><i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology, particularly with movement of water to Campbell Creek.</i></p>	Developable Undesignated	C
60	9	76	<p><u>NORTH OF 100TH/WEST OF MINNESOTA</u> (33 acres) (Private Ownership) (Scores: Assessed with Site No. 60 North)</p> <p>Site is marginal, disturbed and drying wetlands. <i>Additional wetland delineation shall be required before permit is issued.</i> No known surface water sites or drainage patterns.</p>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
60	9	77	<p><u>OLD SEWARD HIGHWAY TO C STREET TO NORTH SIDE OF O'MALLEY: SOUTH OF 104TH AVENUE</u> (16.9 acres; Private Ownership) (Scores: Hydrology = 88; Habitat = 55; Species Occurrence = 42; Social Function = 31)</p> <p><i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent road and property, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with local hydrology, particularly with movement of water to Campbell Creek.</i></p>	Developable	C
60 North	9	76 and 77	<p><u>EAST OF MINNESOTA DRIVE/NORTH OF WEST 100TH AVENUE TO C STREET RIGHT-OF-WAY</u> (167.1 acres; Public & Private Ownership) (Scores: Hydrology = 131; Habitat = 101; Species Occurrence = 46; Social Function = 39)</p> <p>This area has known drainage problems and moderate to high migratory habitat. The site has enhancement possibilities, i.e., diversify plant community, create open water for more habitat. <i>Hydrology, habitat, and drainage information shall be required in the permit and platting process.</i> Fill avoidance zones may be required. Scores skewed slightly by the size of the site. Site is extremely disturbed, drained and ditched and is typically dry after May.</p>	Developable	B
60 South	9	76 and 77	<p><u>INSIDE MINNESOTA/O'MALLEY CURVE</u> (162 acres; Public & Private Ownership) (Scores: Hydrology = 106; Habitat = 98; Species Occurrence = 68; Social Function = 47)</p> <p><i>Groundwater, recharge/flood storage, and habitat information (relating to the Klatt Bog core) shall be required through the permit process.</i> Fill is better suited for the northwest corner (i.e., park amenities.) Area treats snowmelt and run-off from industrial areas. Most habitat occurs at the fringes. Future site developments should require determination of how storm drain systems either fit the South Anchorage Drainage Master Plan or how the Plan will be modified. Site treats snowmelt prior to discharge to 100th Ave. storm drain system. Parcel has significantly lower values than the core of Klatt Bog, located across Minnesota Dr. Historic hydrologic connection to Klatt Bog has been diminished by Minnesota Dr. and local drainage improvements. Development of parcel may consider directing surface water runoff to Klatt Bog drainage ditch, if needed to support other efforts to restore Klatt Bog hydrology. This parcel contains areas of higher and lower value wetlands. Higher value areas occur along the north and southwest boundaries of the parcel and lower value wetlands occur in the central portion, generally coinciding with areas of mature paper birch and white spruce. Higher value areas should be retained during development process for snowmelt and storm water treatment and habitat purposes. Additional assessment may demonstrate that the site has lower value areas that warrant a "C" designation and that should be included within the GPs. Access improvements to the parcel from Minnesota Drive and 100th Ave. should be accommodated. Emphasis during the development process should be on on-site mitigation efforts.</p>	Developable	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
60	None	77	<p><u>NORTH OF 104TH/C STREET</u> (10.6 acres; Private Ownership) (Scores: Hydrology = 95; Habitat = 78; Species Occurrence = 65; Social Function = 13)</p> <p>This area has known drainage problems. Values for filtering, water supply into Klatt Bog system. Moderate bird use concentrated around ponds. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands, in particular with regard to Klatt Bog. It shall be used in determining the placement of fill that would minimize interference with the local hydrology. A written plan shall be submitted to the Municipal Department of Community Development describing how proposed fill would minimize impacts to nesting habitat. Examples of possible measures include timing windows, additional setbacks, vegetative screening, reduction of fill and onsite enhancement. A 100-foot setback shall be maintained around the two existing ponds or new ponds would be constructed near the outflow to maintain the water filtering and storm drainage collection functions of the existing ponds. If no damage would result to private property, treated local, storm water shall be directed to Klatt Bog. No work shall be done on this site under the GPs from April through July. The pond edge shall be delineated by Planning staff or the Corps of Engineers prior to permitting.</i></p>	Developable	C
60A	9	76	<p><u>PATRICIA SUBDIVISION</u> (61 acres; Private Ownership) (Scores: Hydrology = 96; Habitat = 107; Species Occurrence = 79; Social Function = 47)</p> <p>Portions of the core area are recognized by the U.S. Fish and Wildlife Service and the Anchorage Coastal Management Program as critical wildlife habitat. Individual ownership of lots compounds the difficulty of future permitting: Municipal and individual lot owners should coordinate a solution before permitting. <i>Olympic Drive shall be permitted as a secondary access (previously a plat requirement). Methods shall be utilized to maintain habitat and hydrology connections and to limit the dewatering of core areas.</i></p>	Conservation	B
60B	None	77	<p><u>C STREET/O'MALLEY: TEMPORARY SEDIMENTATION PONDS</u> (5.5 acres; Public Ownership) (Scores: Hydrology = 97; Habitat = 83; Species Occurrence = 66; Social Function = 52)</p> <p><i>No fill shall be permitted in the ponds under the GPs unless the water quality and flow regulation functions into Klatt Bog ditch are replaced. A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid and minimize impacts to the tract's habitat values, such as timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. Important for water quality/regulation of flow in Klatt Bog ditch; good species use.</i></p>	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
60C	None	78	<u>O'MALLEY/SEWARD HIGHWAY SNOW DUMP AREA</u> (2.0 acres approx.; Public Ownership) (Scores: Not Assessed) Site has been created from snow dump and trail and road fills. Moderate habitat and run-off storage. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works. The study shall be used in determining the placement of fill that would minimize interference with the local hydrology. Ponds shall be avoided to the maximum extent. No work shall be done on this site under the GPs from April through July.</i>	Undesignated	C
61	7	74	<u>RESOLUTION POINT SUBDIVISION</u> (10.1 acres; Private Ownership) (Scores: Hydrology = 74; Habitat = 41; Species Occurrence = 26; Social Function = 35) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works to enable delineation and protection of drainage corridors to the bluff. The study shall be used in determining the placement of fill that would minimize interference with local hydrology.</i>	Developable	C
62	8	75 and 83	<u>BAYSHORE DRIVE</u> (26.3 acres; Private Ownership) (Scores: Hydrology = 83, Habitat = 87; Species Occurrence = 61; Social Function = 59) Elongated section to the east is "A" wetland and conveys subsurface water from Klatt Bog to Bayshore Lake; westerly section is "A" wetland which is important to the Bayshore Lake floodplain. Southerly "C" area is marginal black spruce forest wetlands and appears unconnected to Bayshore Creek. <i>A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and "A" wetlands. A 25-foot setback from the top of the bluff along Bayshore Creek shall be maintained.</i>	Preservation Conservation Developable	A/C
62	8	75 and 83	<u>BAYSHORE LAKE</u> (9 acres; Public & Private Ownership) (Scores: Hydrology = 91; Habitat = 96; Species Occurrence = 85; Social Function = 75) Documented high habitat, recreation and water quality values. <i>Shall be preserved.</i>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
63	9	75 76 83 and 84	<p><u>MAIN KLATT BOG CORE</u> (520 acres; Public & Private Ownership) (Scores: Hydrology = 86; Habitat = 123; Species Occurrence = 88; Social Function = 53)</p> <p>a) "<u>A</u>" wetlands: Set aside mitigation areas of Concord Hills subdivision, and east edge of Southport PUD behind dike.</p> <p>b) "<u>B</u>" wetlands: Southwest portions, mostly south and west of O'Malley Road. Central sections of the southwest wetlands (Simpson Tracts B and parts of C, especially Bureau of Land Management lands south of O'Malley) are recognized by the U.S. Fish and Wildlife Service as critical wildlife habitats. Cumulative impacts from development and infrastructure have altered the bog's fringes and hydrologic regime. <i>The permit review process shall require information necessary to identify or substantiate the local drainage regime, water table depths and critical wildlife zones.</i> Development may occur selectively on portions of this area following the permit review process. <i>Methods shall be utilized to maintain the critical habitat and hydrological connections important to the critical habitat zones and areawide drainage. Subdivision design and Best Management Practices, including cluster housing, shall be used to avoid dewatering of critical areas and drainageways.</i> Scores for Habitat and Species Occurrence are high and correspond with the U.S. Fish and Wildlife Service's critical habitat identification, although hydrologic changes may have reduced bird usage. The bog may serve as important storm drain collection treatment site as it now conveys storm drain output from industrial sites to the east. Area could also be used for habitat enhancement/mitigation site for other projects in Anchorage. Ideal scenario would call for public ownership of remaining critical and undevelopable sections of the bog's core.</p> <p>c) "<u>C</u>" wetlands: Four isolated and disturbed sites south of Klatt Road (see Maps 83 and 84) and additional sites in the Southport PUD, west of Southport Boulevard.</p> <p>It is recognized that portions of the Southport PUD, specifically the dense black spruce woods north of Ensign Drive and west of Southport Boulevard, and other wooded wetlands between Southport Boulevard and Bayshore Drive south of Ensign Drive, are lower value sites compared to the Klatt Bog core. These areas are designated "C."</p>	Conservation/ Developable	A/B/C
64	11	91 and 92	<p><u>JOHN'S PARK NORTH/BOTANICAL GARDEN SUBDIVISION</u> (15 acres; Public & Private Ownership) (Scores: Hydrology = 84; Habitat = 77; Species Occurrence = 39; Social Function = 42)</p> <p><i>A stream corridor setback of 25 feet shall be retained from "A" wetland.</i> Large portions (Tracts B and C) already permitted by Corps of Engineers.</p>	Undesignated	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
64	10	84 and 85	<u>SOUTH OF KLATT ROAD: WEST OF MARY STREET TO TIMBERLANE DRIVE</u> (8.3 acres; Public & Private Ownership) (Scores: Hydrology = 91; Habitat = 41; Species Occurrence = 18; Social Function = 75) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works to enable delineation and protection of drainage conveyance corridors, especially on the west side. The study shall be used in determining the placement of fill that would minimize interference with the local hydrology. Site could be used for drainage treatment (Tract A). Fill shall minimize any local drainage. The drainage ditch and catch basin should be cleaned regularly to avoid local flooding problems with adjacent homes.</i>	Developable	C
64	11	92	<u>SOUTHEAST INTERSECTION OF JOHNS ROAD AND HUFFMAN ROAD</u> (2.7 acres; Private Ownership) (Scores: Hydrology = 66; Habitat = 35; Species Occurrence = 18; Social Function = 59) Minimal values.	Developable	C
65	11	92	<u>JOHN'S PARK/FURROW CREEK CORRIDOR</u> (8 acres; Public Ownership) (Scores: Not Assessed) <i>Shall be completely preserved. Trail crossings of creek are permissible but must follow 404 process.</i>	Preservation	A
66	26	86	<u>MOOSE MEADOWS</u> (Huffman/Seward Highway) (70 acres; Public & Private Ownership) (Scores: Hydrology = 112; Habitat = 110; Species Occurrence = 65; Social Function = 57) Scores equivalent to those of "A" wetland values but functions focused in central sections . Development possible on fringes with central portion retained for water quality/flood control. <i>Water levels and headwaters of the north fork of Furrow Creek functions shall be maintained. Cluster development suitable at south end. Landscaped screening shall be required between development and central area. Central portions may be enhanced. Could be used as collection basin for Lake Otis storm drain system.</i>	Conservation	B
67	22	78	<u>NORTH OF O'MALLEY ALONG INDEPENDENCE DRIVE</u> (10.7 acres; Private Ownership) (Scores: Hydrology = 90; Habitat = 70; Species Occurrence = 50; Social Function = 37) Conveys minor former tributary of Furrow Creek; drainage and high groundwater table problems. West side of Independence Drive may remain as "C" wetland; <i>creekside sites and drainage functions shall be retained via a 65-foot setback from the tributary of Furrow Creek. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain both surface and subsurface cross drainage, and prevent drainage of adjacent wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology, particularly with movement of water to Furrow Creek. Although scores were moderately high, the site is highly disturbed . Key stream area is located and protected in site #67A.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
67	22	78	<u>INDEPENDENCE PARK: VANGUARD DRIVE AND SENTRY DRIVE</u> (11.5 acres; Private Ownership) (Scores: Hydrology = 73; Habitat = 58; Species Occurrence = 36; Social Function = 55) Vanguard Drive conveys general drainage which eventually reaches Little Campbell Creek. <i>Drainage functions shall be retained.</i>	Developable	C
67A	None	78	<u>CREEK: LAKE OTIS TO O'MALLEY</u> (1.9 acres; Private Ownership) (Scores: Hydrology = 68; Habitat = 68; Species Occurrence = 18; Social Function = 42) 65-foot minimum setback precludes lower designation. <i>Shall be platted as undisturbed stream corridor.</i> Importance for conveyance of original fork of Furrow Creek, flood control and water quality. <i>Since flows are only occasionally confined in a defined channel, the entire site shall be retained to the maximum extent.</i>	Undesignated	A
68	21	70	<u>84TH TO ABBOTT/SPRUCE STREET RIGHT-OF-WAY</u> (42.1 acres; Private Ownership) (Scores: Merged with Sites #51 and #52) <i>A 100-foot setback shall be maintained along the channels of Little Campbell Creek to maintain its anadromous fish resources as well as flood storage and hydrologic functions. A 65-foot setback shall be maintained from the small tributary in the wetland at Lake Otis and Abbott. A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid and minimize impacts to the tract's habitat values, such as timing windows, additional setbacks, vegetative screening, reduction of fill and onsite enhancement. No change shall be allowed in the bottom or invert elevation of the culvert under Abbott Road in the westerly parcel or other modification of this drainage which would increase drainage flow rate or volume: this is to prevent lowering of the water table in wetland # 69. Setbacks shall be treated as an "A" wetlands area. Acquisition and enhancement possible. Scores merged with Sites #51 and #52.</i>	Developable	C
69	21	79	<u>RUTH ARCAND PARK, SOUTHEAST OF LAKE OTIS/ABBOTT</u> (184.1 acres; Public Ownership) (Scores: Hydrology = 146; Habitat = 145; Species Occurrence = 54; Social Function = 80) Municipal park lands: manage under adopted park plans. Conveys forks of Little Campbell Creek and Furrow Creek. Limited active recreation fill construction permitted in peripheral wetlands as outlined in the park plan. Sedimentation basins are allowed as part of water quality control.	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
70	21	80	<u>BIRCH/104TH</u> (51 acres; Private Ownership) (Scores: Hydrology = 102; Habitat = 99; Species Occurrence = 65; Social Function = 44) a) <u>East of Springhill Drive</u> . North of E 90 th ; Classed as "B" wetlands due to unplatted area and headwaters functions. Headwaters of fork of Little Campbell Creek; <i>if permitted, shall retain minimum 85-foot setback</i> . South of E 90 th ; Also classed as "B" wetlands. <i>Hydrology connection to "B" wetland areas to north shall be retained.</i> b) <u>West of Springhill Drive</u> . Classed as "C" wetland; <i>A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources as well as its flood storage functions. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, accessory structure, and house pad. Fill for yards is not authorized in this unit under the GPs.</i> c) <u>HLB Parcels</u> (Lots 89, 90, 91 and 97) adjacent to creek, just east of Abbott Loop are "A", as required in Furrow Creek 2 mitigation terms. Trails are permitted here.	Developable	A/B/C
70	21	80	<u>SOUTH FORK, LITTLE CAMPBELL CREEK</u> (3.3 acres; Private Ownership) (Scores: Hydrology = 84; Habitat = 68; Species Occurrence = 44; Social Function = 34) 100-foot minimum setback precludes lower designation. Importance for conveyance, water quality, flood control, fish habitat. <i>Stream corridor has pockets of wetlands which shall remain undisturbed (using 100-foot setbacks or avoidance).</i> Assumed would not be filled for residential development. Utility corridors, driveways should be permitted if no practical alternatives exist.	Undesignated	A
71	None	81	<u>CRAIG CREEK CT/BIRCH</u> (9.1 acres; Private Ownership) (Scores: Hydrology = 91; Habitat = 83; Species Occurrence = 50; Social Function = 47) Importance for flood storage, water quality, recharge. Unique local habitat. <i>Development possible on fringes but shall preserve integrity and functions of the site. Hydrology and stream information shall be required in permit process.</i> Stream may be seasonal.	Undesignated	B
71A	None	82	<u>EAST OF HILLSIDE DRIVE: NORTH END OF HAMPTON DRIVE AND EAST OF SCHUSS DRIVE</u> (1.5 acres; Private Ownership) (Scores: Not Assessed) Two sites. <i>Additional information required on hydrology and drainage functions before permitting. Fill shall avoid permanent ponds and emergent vegetation low points where seasonal pools develop.</i>	Undesignated	B/Open Water
72	None	89	<u>LAKE-O-THE-HILLS</u> (7.5 acres; Private Ownership) (Scores: Hydrology = 99; Habitat = 98; Species Occurrence = 44; Social Function = 51) Associated wetlands along the lake fringe. <i>Site shall be retained via 65-foot non-disturbance setback for wetland fringes.</i>	Undesignated	A/Open Water

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
72A	None	89	<u>115TH AVENUE/HILLSIDE DRIVE</u> (6.4 acres; Private Ownership) (Scores: Hydrology = 93; Habitat = 87; Species Occurrence = 24; Social Function = 32) Site has known drainage problems. Serves for recharge, flood storage of Little Campbell Creek. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of Little Campbell Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill that would minimize interference with local hydrology. A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources. A 65-foot setback shall be maintained from drainageways and seeps. Fill shall be limited to the minimum necessary for a single lane access driveway, utilities, accessory structure, and house pad. Fill for yards is not authorized in the GPs.</i>	Undesignated	C
72A	None	89	<u>WEST OF HILLSIDE DRIVE, ALONG CREEK</u> (14.13 acres; Private Ownership) (Scores: Hydrology = 106; Habitat = 95; Species Occurrence = 28; Social Function = 50) Values for flood storage, recharge, water quality and fish habitat. <i>A 100-foot setback from Little Campbell Creek and an 85-foot setback from local springs shall be maintained to preserve fish habitat, flood storage, recharge, and water quality functions. Additional delineation required before permitting. Fill shall be limited to the minimum necessary for a single lane access driveway, utilities, accessory structure, and house pad. Fill for yards is not authorized in the GPs.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Undesignated	C
72B	None	90	<u>115TH AVENUE/COBRA AVENUE</u> (11 acres; Private Ownership) (Scores: Hydrology = 81; Habitat = 63; Species Occurrence = 14; Social Function = 27) Headwaters for Craig Creek—poorly defined channel. <i>An 85-foot setback shall be maintained from Craig Creek unless a hydrologic analysis indicates that a reduced setback in Sly Fox Subdivision, Lot 2, would not adversely affect Craig Creek. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, house pad, and accessory structure. Fill for yards is not authorized in this unit in the GPs. Additional wetland delineation shall be required before permitting in Boulder Springs Subdivision between Vosikof Place and Boulder Circle. Septic systems shall be located as far from creek as possible.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
72B	None	90	<u>SOUTH FORK, LITTLE CAMPBELL CREEK</u> (18.3 acres; Private Ownership) (Scores: Hydrology = 85; Habitat = 81; Species Occurrence = 34; Social Function = 25) <i>A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, house pad, and accessory structure. Fill for yards is not authorized in this unit in the GPs.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Undesignated	C
72C	34	89	<u>NORTHEAST OF LAKE-O-THE HILLS</u> (Craig Creek) (3 acres; Private Ownership) (Scores: Site scored with Site #72F) <i>A 100-foot setback shall be maintained from Craig Creek to maintain flood storage/water quality functions and values. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, house pad, and accessory structure. Fill for yards is not authorized in this unit in the GPs.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Developable	C
72D	34	90	<u>SOUTH OF HIDEAWAY LAKE</u> (7.2 acres; Private Ownership) (Scores: Hydrology = 88; Habitat = 98; Species Occurrence = 44; Social Function = 40) Contains springs/channels to Hideaway Lake; Craig Creek headwaters area; ponds have flood storage capacity values. Site serves as a drainage basin and flood storage area. <i>Detailed drainage analyses shall be required before permitting. Common drainage connections to lake and springs shall be retained via avoidance.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Developable	B
72E	34	82 and 90	<u>HIDEAWAY LAKE</u> (7.8 acres; Private Ownership) (Scores: Hydrology = 83; Habitat = 86; Species Occurrence = 43; Social Function = 40) <i>Wetlands adjacent to lake and feeder creek shall be preserved.</i>	Developable	A/Open Water
72F	32	88 and 89	<u>FORSYTHE PARK AREA</u> (25 acres; Public & Private Ownership) (Scores: Hydrology = 94; Habitat = 92; Species Occurrence = 33; Social Function = 37) <i>A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, and pads for a house and accessory structure. Fill for yards is not authorized in this unit under the GPs.</i> The narrow strip along Little Campbell Creek upstream of the park is designated "A". <i>Homes shall be placed as far from setback as practicable.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.	Mixed Developable	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
73	31	89 and 96	<u>DOWNEY FINCH TO DEARMOUN ROAD</u> (49.4 acres; Private Ownership) (Scores: Hydrology = 98; Habitat = 111; Species Occurrence = 18; Social Function = 47) No wetlands north of Downey Finch; small sites north of Huffman right-of-way classed "C" wetlands. Larger site to the south to be classed as "B" wetlands, due to high groundwater, ponds and poor drainage. Development possible on southern fringes. <i>Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, accessory structure, and house pad. Fill for yards is not authorized in this unit in the GPs. A 65-foot minimum setback shall be maintained around the pond. Small creek and wetland at Trappers Trail Road and Birch shall be retained as "A"—requires better delineation and may extend south of Trappers Trail Road.</i>	Developable/ Undesignated	A/B/C
74	24	87	<u>CANGE STREET ALONG CLEO RIGHT-OF-WAY</u> (10.6 acres; Private Ownership) (Scores: Hydrology = 70; Habitat = 68; Species Occurrence = 18; Social Function = 42) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the north fork of Furrow Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology and maintain an adequate drainage corridor. The topographic drainage (i.e., the low point) shall be retained in its undisturbed state without a setback. A 65-foot setback shall be retained along the creek. The creek shall be retained in an open channel. A limited pre-discharge notification procedure shall be instituted by the Corps of Engineers. The Corps will FAX copies of the application and of the hydrologic analysis to EPA, USFWS, NMFS, ADFG, ADGC, and ADEC after being provided these by the Municipality. Any concerns specifically related to the hydrologic analysis shall be raised within five working days of the FAX and conditions proposed to resolve concerns within 15 calendar days of the FAX. The Corps will determine if these conditions are appropriate for inclusion on the GP authorization.</i>	Developable	C
75	23	87	<u>BOTH SIDES OF LAKE OTIS, NORTH OF ALDERWOOD LOOP</u> (18.23 acres; Private Ownership) (Scores: Hydrology = 73; Habitat = 62; Species Occurrence = 18; Social Function = 43) <i>The drainageway function at north end of site across Lake Otis shall be maintained.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
75	25	86	<u>NORTH SIDE OF HUFFMAN ROAD: GREGORY ROAD TO ALDERWOOD LOOP</u> (17.52 acres; Private Ownership) (Scores: Hydrology = 82; Habitat = 80; Species Occurrence = 28; Social Function = 38) <i>A 65-foot setback from the creek shall be maintained in the northwest corner of the tract. A 65-foot setback shall be maintained around the spring. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the north fork of Furrow Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology and maintain an adequate drainage corridor.</i>	Developable	C
76	26	93	<u>TANAGA TERRACE AND HUFFMAN HILLS SUBDIVISIONS</u> (16.8 acres; Private Ownership) (Scores: Hydrology = 110; Habitat = 86; Species Occurrence = 64; Social Function = 43) Currently Corps of Engineers permitted. Site contains main fork and north fork of Furrow Creek; high hydrology values. <i>Eastern one-third of Tanaga Terrace has key habitat and flood storage zone and shall be retained per current permit and plat. Setback shall be designated "A" per permit. Tract 1 of Huffman Hills North Addition #2 is preserved per conditions of 404 permit.</i>	Conservation Developable	A/B
77	25	94	<u>SOUTHEAST MERGANSER TO LAKE OTIS</u> (4.2 acres; Private Ownership) (Scores: Hydrology = 58; Habitat = 39; Species Occurrence = 18; Social Function = 41) Minimal values.	Developable	C
78	None	100	<u>ELMORE CREEK, WEST OF ELMORE DRIVE</u> (2.2 acres; Private Ownership) (Scores: Hydrology = 93; Habitat = 65; Species Occurrence = 48; Social Function = 28) Southern portion along creek classed as "A" wetlands. Northern spur without creek classed as "C" wetlands. <i>A 25-foot transitional buffer shall be maintained between fill permitted under the GPs and the adjacent "A" wetland. Fill shall be limited to the minimum necessary for utilities, an accessory structure, a single-lane access driveway and house pad. Fill for yards is not authorized in this unit in the GPs. Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.</i>	Undesignated	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
78	27	101	<p><u>ELMORE STREET TO MANYTELL AVENUE</u> (Timberlux Subdivision) (10.8 acres; Private Ownership) (Scores: Hydrology = 107; Habitat = 106; Species Occurrence = 48; Social Function = 35)</p> <p>Elmore Creek flows through site providing open water habitat, hydrology values. <i>Any drainage areas connected by culverts to the "B" wetlands located north of Manytell Avenue shall remain undisturbed. Fill shall be limited to the minimum necessary for utilities, an accessory structure, a single-lane access driveway and house pad. Fill for yards is not authorized in this unit under the GPs. Fill shall avoid topographic low points. A 65-foot setback shall be maintained around the pond.</i> Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.</p>	Developable	B/C
79	29	101	<p><u>PARK HILLS TO EVERGREEN STREET</u> (6.8 acres; Private Ownership) (Scores: Hydrology = 62; Habitat = 43; Species Occurrence = 18; Social Function = 39)</p> <p>Provides local area storm water retention and serves as headwaters of Gold Creek. <i>Future development shall include fill avoidance to retain storm water functions. Creek corridor and drainage areas shall be delineated and avoided via 65-foot setbacks.</i></p>	Developable	B
79A	None	101	<p><u>EAST OF BUFFALO STREET, SOUTH OF 140TH AVENUE</u> (4.75 acres; Private Ownership) (Scores: Hydrology = 57; Habitat = 34; Species Occurrence = 18; Social Function = 29)</p> <p>Isolated site with minimum values. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the Little Rabbit Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill that would minimize interference with the local hydrology.</i></p>	Undesignated	C
80	30	102	<p><u>NORTH OF RABBIT CREEK ROAD/ANDOVER</u> (10 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 79; Species Occurrence = 18; Social Function = 40)</p> <p>Partial headwaters for Elmore Creek; moderate habitat diversity, flood control, water quality values. Lots, as platted, could avoid fill in wetlands by placing structures next to road. <i>A 65-foot setback shall be maintained along the creek channel and ponds. Fill shall not be placed in the pond and drainage outlet at the northwest corner of the unsubdivided area north of Fernwood Avenue extended. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, and pads for a house and an accessory structure. Fill for yards is not authorized in this unit under the GPs.</i> This area is used by moose as a calving area and is also a high use corridor for large animal movements.</p>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
80	30	102	<u>PICKETT STREET/142ND AVENUE</u> (9.6 acres; Private Ownership) (Scores: Hydrology = 66; Habitat = 79; Species Occurrence = 18; Social Function = 35) <i>Pond and adjacent wetlands shall be retained as open space in future subdivision plans. (Note headwaters of Gold Creek). "A" wetland designation conforms with open space reserve and drainage easements in Equestrian Heights Subdivision. Future fill in Kijik Subdivision shall avoid wetlands to the maximum extent and, if required, shall be limited to single lane access and primary structures.</i>	Developable	A/Open Water
81	60	102 and 103	<u>SECTION 36</u> (118.30 acres; Public Ownership) (Scores: Hydrology = 134; Habitat = 132; Species Occurrence = 31; Social Function = 62) <i>Development shall be concentrated at upland edges wherever practicable and per Section 36 Land Use Plan. Wetlands shall be preserved for flood control and water quality. Headwaters of Rabbit Creek. Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.</i>	Preservation	A
81	60	102 and 103	<u>CLARK'S ROAD TO BEAR VALLEY, LITTLE RABBIT CREEK</u> (5.07 acres; Public Ownership) (Scores: Hydrology = 79; Habitat = 67; Species Occurrence = 48; Social Function = 52) <i>Within the floodplain; provides for flood storage, water quality, some habitat values. Site is within Section 36 and shall be preserved.</i>	Undesignated	A
82	60	102	<u>BEAR VALLEY SCHOOL—NORTH</u> (27.5 acres; Public Ownership) (Scores: Hydrology = 80; Habitat = 89; Species Occurrence = 18; Social Function = 55) <i>On Municipal land; water present due to back-up from fill. North of 149th Avenue to be classed as "B" wetland to protect pond habitat and flows to the northwest. South of 149th Avenue to be classed as "C" wetland. A 25-foot transitional buffer shall be maintained between fill authorized by the GPs and both "A" and "B" wetlands. In addition, a visual buffer of trees or a fence shall be placed at the edge of the fill authorized under the GPs to reduce the impacts to wildlife use in adjacent wetlands. A 25-foot water body setback shall be maintained along any drainage corridor and channels. Fill shall be limited to the minimum necessary for utilities, a single-lane access driveway, an accessory structure, and house pad. Fill for yards is not authorized in this unit under the GPs. Drainage flows in channel across Clarks Road to Rabbit Creek.</i>	Developable	B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
83	60	108	<p><u>BEAR VALLEY: CARL/JAMIE STREETS</u> (70.12 acres; Private Ownership) (Scores: Hydrology = 109; Habitat = 105; Species Occurrence = 28; Social Function = 50)</p> <p><i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the Little Rabbit Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirement for 100-foot setbacks along drainageways that would minimize interference with the local hydrology. A 100-foot setback shall be maintained along all identified creeks to protect anadromous fish resources. Fill shall be limited to the minimum necessary for utilities, a single-lane access driveway and house and accessory structure pads. Fill for yards is not authorized in this unit under the GPs. A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid and minimize impacts to the tract's habitat values for large mammals, especially bear. Linear fills crossing this area shall be minimized or confined to avoid disrupting migratory movement. Examples include timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement.</i></p> <p>Because of past development including ditches, road, driveway and house fills, utility lines, etc., the local hydrology in Bear Valley, especially between Jamie Street, Diane Drive, and Nickleen Street, may have changed to the point that sites previously identified as wetlands may no longer be wet. In addition, it should be understood that the wetlands mapping for the Bear Valley area may be generalized and additional delineations may be necessary to clarify actual wetland boundaries.</p>	Developable	C
84	61	102 through 108	<p><u>VANTAGE POINTE SUBDIVISION</u> (36.06 acres; Private Ownership) (Scores: Hydrology = 80; Habitat = 112; Species Occurrence = 54; Social Function = 40)</p> <p><i>Future fill projects shall adhere to EPA action on previous violation. A 100-foot setback shall be maintained from stream channels and waterbodies to retain water quality, flood control values of pond and creeks during permit process. Area is source for drinking water downstream. A hydrologic and drainage impacts study shall be submitted prior to permitting.</i></p> <p>Partial headwaters of Little Rabbit Creek and contains two small tributaries. Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.</p>	Developable	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
84	60	108	<p><u>BEAR VALLEY</u> (2 sites) (28.7 acres; Private Ownership) (Scores: Hydrology = 96; Habitat = 77; Species Occurrence = 28; Social Function = 50)</p> <p><i>A comprehensive hydrologic analysis of surface flows shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the Little Rabbit Creek, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would minimize interference with the local hydrology. Fill shall be limited to the minimum necessary for utilities, a single-lane access driveway and a house and accessory structure pads. Fill for yards is not authorized in this unit under the GPs. A minimum setback of 100 feet shall be maintained from any creek or drainageways identified in the hydrologic analysis. Southerly site appears isolated, without inflows or outflows. Creek corridor is important to large mammal movements, especially bears. Linear fill crossing these areas should be minimized or configured to avoid disrupting the migratory movements.</i></p>	Developable	C
85	28	106	<p><u>164TH/STONERIDGE</u> (12.5 acres; Private Ownership) (Scores: Hydrology = 113; Habitat = 86; Species Occurrence = 70; Social Function = 45)</p> <p><i>An 85-foot setback shall be maintained from creek for flood control, water quality. This site requires an accurate wetland boundary determination. Large lot zoning allows for adequate setbacks and avoidance of flood control areas. A full watershed analysis of Little Survival Creek should be developed and should include identification of all feeder springs and drainageways, and the main channel to its source. Minimum setbacks from any permanent channel shall be 85 feet and 25 feet from ephemeral drainageways.</i></p>	Developable	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
85	28	106	<p><u>RICKY ROAD TO 164TH AVENUE—OFF GOLDENVIEW DRIVE</u> (58.7 acres; Private Ownership) (Scores: Hydrology = 114; Habitat = 95; Species Occurrence = 30; Social Function = 46)</p> <p><i>Site with creek in northern half towards Ricky Road (tributary of Little Rabbit Creek) conveys surface run-off from east and south; shall be classed as "B" wetlands. Southern site shall be classed as "C" wetlands (162nd to 164th Avenues). A hydrologic analysis of surface flows shall be done for any projects in either wetland area, and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage of the Little Rabbit and Little Survival Creeks, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would allow maintenance of existing surface drainage for southern site (162nd to 164th Avenues) and whether there is a connection to Little Rabbit Creek in the area west of St. James Street right-of-way. A 65-foot setback shall be required from all drainages identified in the hydrologic analysis. A limited pre-discharge notification procedure shall be instituted by the Corps of Engineers. The Corps will FAX copies of the application and of the hydrologic analysis to EPA, USFWS, NMFS, ADFG, ADGC, and ADEC after being provided these by the Municipality. Any concerns specifically related to the hydrologic analysis shall be raised within five working days of the FAX and conditions proposed to resolve concerns within 15 calendar days of the FAX. The Corps of Engineers will determine if these conditions are appropriate for inclusion on the GP authorization. Fill shall be limited to the minimum necessary for utilities, a single-lane access driveway and house and accessory structure pads. Fill for yards is not authorized in this unit under the GPs.</i></p>	Developable	B/C
85A	None	106	<p><u>VIRGO AVENUE</u> (6.07 acres; Private Ownership) (Scores: Hydrology = 77; Habitat = 48; Species Occurrence = 18; Social Function = 33)</p> <p><i>A hydrologic analysis of surface flows shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways and the ephemeral pond at the southern end of the tract that would allow maintenance of existing surface drainage. Additional wetlands and ephemeral drainageways may be located in low lying areas of parcels south of Virgo Avenue and above the bluff east of the Old Seward Highway. Additional field delineation and hydrologic information shall be required prior to any future plat or development activities, particularly in HLB parcels 2-127 through 2-136.</i></p>	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
86	None	105 and 110	<u>POTTER MARSH</u> (425.56+ acres; Public & Private Ownership) (Scores: Not Assessed) <i>These critical habitat wetlands shall be preserved under the refuge management jurisdiction of the Alaska Department of Fish and Game. Any use proposals shall be presented to that Department and shall be consistent with refuge goals and policies.</i> Portions of these wetlands are within the state right-of-way for Seward Highway. It is recognized that future highway expansions may require fill activities. These are permissible, given the public need and associated benefits. <i>If necessary, mitigation requirements shall be determined at the time of permitting.</i>	Preservation	A
86A	None	110	<u>POTTER CREEK MOUTH</u> (3.5 acres approx.; Public Ownership) (Scores: Not Assessed) Area includes partly intertidal wetlands at mouth of Potter Creek, east of the Seward Highway, but included here because it is primarily freshwater influenced. <i>High habitat and water quality site shall be preserved in its entirety.</i> Minor Alaska Railroad track and bridge projects should be permitted with minimal review.	Undesignated	A

EAGLE RIVER-EKLUINA

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
100	131	3	<u>EKLUINA FLATS NORTH</u> (115 acres; Public & Private Ownership) (Scores: Not Assessed) <i>High habitat values. Roadway and Railroad expansion shall avoid drainages and ponds to the maximum extent.</i>	Special Study	A
101	131	2 through 6	<u>EKLUINA FLATS</u> (176.5 acres; Public & Private Ownership) (Scores: Hydrology = 104; Habitat = 143; Species Occurrence = 60; Social Function = 26) High habitat values; could be enhanced by enlarging ponds. <i>Hydrology connections, cross-drainage and ponds shall be preserved to the maximum extent.</i> Minor highway improvements should be permitted.	Special Study	A
102	131	12 and 13	<u>EKLUINA RIVER AND THUNDERBIRD CREEK CORRIDOR AND ONE ISOLATED SITE UPSTREAM</u> (10.5 acres; Public & Private Ownership) (Scores: Hydrology = 72; Habitat = 88; Species Occurrence = 43; Social Function = 25) <i>A precise wetland delineation shall be required prior to permitting. A 65-foot setback shall be maintained along waterways/drainages.</i> Isolated site can be filled with a General Permit.	Developable	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
102 A	None	None	<u>BARBARA LAKE/EKLUTNA VALLEY WETLANDS</u> (Private Ownership) (Scores: Not Assessed) A large wetland basin exists within Sections 34/35 of Township 16N, Range 1E, south of Eklutna Lake Road and west of Barbara Lake. These areas were not delineated or evaluated for this revision. <i>Any development here shall require Corps of Engineers notification and/or approval.</i> Individual 404 permits are recommended in this area as it includes several springs and ephemeral creeks, which shall be identified in permit and plat process.	Undesignated	B
103	122	12	<u>THUNDERBIRD HEIGHTS SUBDIVISION</u> (11.2 acres; Private Ownership) (Scores: Hydrology = 81; Habitat = 74; Species Occurrence = 15; Social Function = 21) A 65-foot setback shall be maintained along the drainageway in southern site. Tract C near Sandpiper classed as "C" wetland due to minimum values. Highest values concentrated at drainageway. <i>Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, house pad, and accessory structure. Fill for yards is not authorized in this unit in the GPs.</i>	Developable	C
103 A Pond	121	12	<u>THUNDERBIRD HEIGHTS</u> (1 acre; Private Ownership) (Scores: Hydrology = 79; Habitat = 64; Species Occurrence = 23; Social Function = 21) <i>Pond at Old Glenn Highway classed as "B" wetland; flood storage, drainage functions shall be maintained. Additional information on inflow/storage shall be required during permit process. Inflow identified as creek shall be maintained with 65-foot setback.</i>	Undesignated	B
104	None	16	<u>THUNDERBIRD FALLS SUBDIVISION: AT CREEK</u> (11.6 acres; Private Ownership) (Scores: Hydrology = 75; Habitat = 53; Species Occurrence = 23; Social Function = 28) Substantial streamflow; has flood storage values. Habitat values not fully known. A 65-foot setback shall be maintained along the creek to maintain flood storage values. <i>Fill shall be limited to the minimum necessary for utilities, a single-lane access driveway and house and accessory structure pads. Fill for yards is not authorized in this unit under the GPs.</i> Large lot zoning should allow for minimum fill to retain drainages.	Undesignated	C
104	121	16 and 17	<u>BETWEEN GLENN HIGHWAY AND PARADIS LANE, NORTH OF EDMONDS LAKE</u> (9.5 acres; Public & Private Ownership) (Scores: Hydrology = 86; Habitat = 82; Species Occurrence = 30; Social Function = 26) <i>Wetlands adjacent to the tributary channel shall be retained by a 65-foot setback. Fill shall be limited to the minimum necessary for a single-lane access driveway, utilities, house pad, and accessory structure. Fill for yards is not authorized in this unit in the GPs.</i>	Preservation Undesignated	C
104	121	17	<u>NORTH OF EDMONDS LAKE/EAST OF GLENN HIGHWAY</u> (7.8 acres; Private Ownership) (Scores: Hydrology = 76; Habitat = 50; Species Occurrence = 17; Social Function = 22) <i>A 25-foot transitional buffer shall be maintained between areas covered under the GPs and "A" wetlands.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
104	131	11	<u>EKLUTNA FLATS</u> (18.5 acres; Private Ownership) (Scores: Not Assessed) <i>Drainageway/outlet stream west of Glenn Highway shall be preserved with 65-foot setback. Shall include drainage analysis and location of channel on permits.</i>	Special Study	B
105	119	17	<u>WEST OF GLENN HIGHWAY - WEST OF EDMONDS LAKE</u> (46.3 acres; Private Ownership) (Scores: Hydrology = 96; Habitat = 96; Species Occurrence = 56; Social Function = 50) <i>Creek channel shall be maintained undisturbed. A master development plan shall be required, including a hydrology analysis and shall include a 65-foot setbacks from creeks. Drainageway and ephemeral flows shall be maintained. Other setbacks and fill restrictions may be required during the platting process.</i>	Special Study	B
106	118	17 and 18	<u>MIRROR LAKE OUTLET</u> (8.6 acres; Private Ownership) (Scores: Hydrology = 70; Habitat = 76; Species Occurrence = 48; Social Function = 35) <i>Fish present in stream which shall be maintained with a minimum 65-foot setback. Creek crossings shall require bridges or arched culverts to protect habitat. A master development plan shall be required, including a hydrology analysis which shall include design to retain drainageway and ephemeral flows. Other setbacks and fill restrictions may be required in permit and plat process.</i>	Undesignated /Special Study	B
106	125	19	<u>NORTH OF RANKIN ROAD</u> (55 acres; Private Ownership) (Scores: Hydrology = 80; Habitat = 53; Species Occurrence = 21; Social Function = 28) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would allow maintenance of existing surface drainage. Large site size pushed scores higher than expected. Site is isolated basin with minimal values.</i>	Undesignated /Special Study	C
107	118	17	<u>WEST OF GLENN HIGHWAY - SOUTH OF EDMONDS LAKE</u> (11.9 acres; Private Ownership) (Scores: Hydrology = 59; Habitat = 41; Species Occurrence = 23; Social Function = 47) <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways and ephemeral flows that would allow maintenance of existing surface drainage. A 65-foot setback shall be maintained along creeks. A master development plan is recommended. Other setbacks and fill restrictions may be required. Isolated sites are "C" wetlands.</i>	Special Study	B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
108	117	17	<u>OUTLET OF EDMONDS LAKE</u> (18.1 acres; Public & Private Ownership) (Scores: Hydrology = 86; Habitat = 88; Species Occurrence = 48; Social Function = 57) Possible fish habitat; important hydrological conveyance. <i>All disturbance shall be avoided to the maximum extent.</i>	Preservation	A
108 A	116	16	<u>EAST SIDE OF EDMONDS LAKE</u> (2.8 acres; Private Ownership) (Scores: Hydrology = 87; Habitat = 73; Species Occurrence = 29; Social Function = 49) Minimal fringe wetlands present on lakeshore. Minor road maintenance/expansion fills could be permitted via Nationwide Permit. <i>Fringe areas shall otherwise be preserved.</i>	Developable	Open Water/ A
109	113	17 and 26	<u>MIRROR LAKE AND FRINGE WETLANDS</u> (92.9 acres; Public & Private Ownership) (Scores: Hydrology = 116; Habitat = 150; Species Occurrence = 123; Social Function = 82) Fringe wetlands and open water of Mirror Lake assessed together. <i>Minimum setback of 75 feet shall be required where wetlands are contiguous with the lake or, if less than 75 feet of wetlands, the setback shall be the width of those wet areas. Minor fills for lake access are permitted but shall be limited to lake access dock structures whenever practicable.</i>	Undesignated	A
109	113	26	<u>MIRROR LAKE, SOUTH SIDE</u> (63.15 acres; Private Ownership) (Scores: Hydrology = 113; Habitat = 101; Species Occurrence = 18; Social Function = 34) <i>Fill shall be the minimum necessary for utilities, pads for a house and an accessory structure and single lane access driveway. Fill for roads is not authorized in this unit under the GPs. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would allow maintenance of existing surface drainage. A minimum of a 65-foot setback shall be maintained along the creek and pond south of Lakeshore Drive. A 75-foot setback from ordinary high water shall be maintained along Mirror Lake; lakefront structures on piles may be permitted under the GPs in the 75-foot setback. No work shall be done within 200 feet of Mirror Lake from April through July.</i>	Developable	C
109 A	113	26	<u>SOUTHEAST OF ANTHEM AND LAKESHORE DRIVE</u> (2 acres; Private Ownership) (Scores: Hydrology = 86; Habitat = 67; Species Occurrence = 18; Social Function = 34) <i>A 65-foot setback shall be maintained around the seasonal pond and drainage area into site.</i>	Developable	C
110	115A	17	<u>MIRROR LAKE TO EDMONDS LAKE</u> (40.2 acres; Public Ownership) (Scores: Hydrology = 99; Habitat = 89; Species Occurrence = 91; Social Function = 80) A master park plan for the area should be developed which identifies allowed uses and appropriate activities. <i>Any major park amenity development shall avoid drainage patterns and open water areas.</i> The master park plan should also identify those wetland areas to be protected for water quality maintenance.	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
111	113A	27	<u>MEADOW LAKE</u> (27.27 acres; Private Ownership) (Scores: Hydrology = 113; Habitat = 103; Species Occurrence = 44; Social Function = 62) Wetlands fringe around the lake is not wide enough for development as a "C" site with a setback. Therefore, the entire site is designated as "A" wetland. Minor lake access structures are permitted.	Developable	A
112	None	27	<u>PETERS GATE SUBDIVISION: THREE SITES</u> (46.84 acres; Private Ownership) (Scores: Hydrology = 93; Habitat = 93; Species Occurrence = 18; Social Function = 36) Provides water quality, detention for Peters Creek. <i>A 65-foot setback shall be maintained along secondary drainageways and creek. A written plan shall be submitted to the Municipal Department of Community Planning and Development for review and approval describing efforts to avoid and minimize impacts to the tract's habitat, water quality, and hydrologic values. Examples of possible measures to consider include timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. Cross-drainage shall be maintained. Fill shall be the minimum necessary for utilities, pads for a house and an accessory structure and a single-lane access driveway. Fill for yards is not authorized under the GPs.</i>	Undesignated	C
113	115	25	<u>MIRROR DRIVE</u> (7.6 acres; Private Ownership) (Scores: Hydrology = 78; Habitat = 47; Species Occurrence = 27; Social Function = 39) Use of cluster development should be incorporated in plats to protect seasonal pond and to identify drainages. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways and the seasonal pond that would allow maintenance of existing surface drainage.</i>	Preservation	C
114	126	24	<u>TWO ISOLATED SITES: NORTH OF OBERG ROAD</u> (8.5 acres; Private Ownership) (Scores: Hydrology = 61; Habitat = 35; Species Occurrence = 18; Social Function = 20) <i>Drainage shall be maintained through sites.</i>	Special Study	C
114	115	18 and 25	<u>NORTH OF DEER PARK, WEST OF WATER LINE</u> (14.7 acres; Private Ownership) (Scores: Hydrology = 66; Habitat = 67; Species Occurrence = 22; Social Function = 20) Topographic low point conveys storm drain flows through site. <i>Storm drainage through site shall be maintained. A 100-foot setback shall be maintained along tributary channel.</i>	Preservation	C
115	115	23 and 28 and 29	<u>PETERS CREEK CORRIDOR AND ADJACENT DRAINAGE</u> (5 acres approx.; Public & Private Ownership) (Scores: Not Assessed) Includes wetlands along creek. <i>Work adjacent to creek or other connecting drainages shall require wetland delineation and Corps approval. Riparian wetlands shall be preserved.</i>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
116	130	31 32 and 35	<u>LOWER FIRE CREEK AND BEACH LAKE COMPLEX</u> (300 acres approx.; Public & Private Ownership) (Scores: Not Assessed) Municipal parkland shall be preserved. Minor park and trail amenities and road access are permissible. Private lands at creek mouth controlled by the <u>1979 Agreement of Compromise and Settlement</u> between the Municipality and Eklutna, Inc. Under this agreement, the 100-year floodplain is to be preserved except for trails. <i>Areas outside the floodplain shall require an Individual Permit and an additional 25-foot setback from "A" wetland areas.</i>	Preservation	A/B
117	108	35 and 36	<u>MINK CREEK: WERE/JERRY</u> (85+ acres; Public & Private Ownership) (Scores: Hydrology = 118; Habitat = 93; Species Occurrence = 36; Social Function = 42) "A" wetland designation for Creek corridor (150-foot wide at creek forks, and includes the lake feeding Mink Creek.) <i>A 25-foot buffer shall be maintained between any fills and the "A" wetland sites.</i> "C" wetland designation for area north of the lake. "B" wetland designation for remainder of site. Area is generally valuable to Mink Creek flood control, water quality and wildlife habitat. <i>Drainage and flood control functions shall be maintained. Any fill authorized under the GPs shall be a minimum of 200 feet from the edge of Mink Lake. Fill shall be the minimum necessary for utilities, pads for a house and an accessory structure and a single-lane access driveway. Fill for yards is not authorized in this unit under the GPs. An impervious barrier shall be placed at the margins of any fill authorized by these GPs to the bottom of the peat layer or a minimum of one foot below the bottom of the gravel fill to preclude groundwater outmigration from an adjacent wetland.</i>	Developable	A/B/C
117	110	30	<u>SOUTH BIRCHWOOD/TOFSON STREET</u> (86 acres; Private Ownership) (Scores: Hydrology = 110; Habitat = 151; Species Occurrence = 54; Social Function = 40) <i>Ponded areas and drainage corridor out of Tofson Street lobe, which drains into Mink Creek shall be retained; contributes as headwaters. Fringes could be developed with appropriate setbacks to drainage zones, which shall be determined in the platting and permitting processes. Northerly lobe (approximately 12 acres) is "C" wetland and shall include a 25-foot buffer to "A" wetland areas.</i>	Preservation	B
117 A	110A	30 and 31	<u>OFF BIRCHWOOD—JAYHAWK RIGHT-OF-WAY</u> (10.11 acres; Private Ownership) (Scores: Hydrology = 90; Habitat = 66; Species Occurrence = 18; Social Function = 37) Poorly defined stream channel. <i>A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks (minimum of 65 feet) along drainageways that would allow maintenance of existing surface drainage.</i>	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
117 A	107	35	<u>BEVERLY/SOUTH BIRCHWOOD</u> (4 acres; Private Ownership) (Scores: Hydrology = 74; Habitat = 48; Species Occurrence = 18; Social Function = 36) Minimal values.	Developable	C
118	107	39	<u>OLD GLENN HIGHWAY: NORTH SIDE OF PARKS CREEK</u> (12.7 acres; Private Ownership) (Scores: Hydrology = 66; Habitat = 45; Species Occurrence = 18; Social Function = 30) <i>Isolated site. A hydrologic analysis shall be done and shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would allow maintenance of the south end connection to Parks Creek such that existing surface drainage will be maintained.</i>	Developable	C
119	128	37 and 38	<u>OLD GLENN HIGHWAY: CANYON</u> (13.62 acres; Public & Private Ownership) (Scores: Hydrology = 89; Habitat = 89; Species Occurrence = 24; Social Function = 51) Canyon labeled Open Water and creek channel. <i>A hydrologic analysis shall be done if the drainages or Parks Creek would be affected, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that would allow maintenance of the drainage conveyance to Parks Creek such that existing surface drainage will be maintained.</i> Isolated site on north side of Old Glenn Highway remains as "C" wetland.	Conservation	A/C/Open Water
120	128	39 and 40	<u>PARKS CREEK - EAST SIDE OF HIGHWAY</u> (45.5 acres; Private Ownership) (Scores: Hydrology = 95; Habitat = 89; Species Occurrence = 18; Social Function = 34) Setbacks encompass most of wetland. <i>Riparian sites are classed "A" and shall remain undisturbed to the maximum extent for flood values/water quality and probable fish habitat.</i> Non-connected spur wetlands away from creek floodplain is "C" wetlands.	Developable	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
121	111	40	<p><u>BEAVER POND: PARKS CREEK</u> (North of Chugiak High School) (38.56+ acres; Public & Private Ownership) (Scores: Hydrology = 104; Habitat = 123; Species Occurrence = 42; Social Function = 50)</p> <p>Southern areas to remain as "C" wetlands; remainder of site, including pond/creek to be classed as "A" wetlands due to hydrology/habitat values. Flood control and high habitat value site. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that such that existing surface drainage will be maintained. A 100-foot setback shall be maintained along Parks Creek to protect anadromous fish resources. A 65-foot setback shall be maintained along the tributary of Parks Creek in the southern lobe of the beaver pond site.</i></p>	Developable	A/C
122	100	34 41 and 46	<p><u>FIRE CREEK COMPLEX DOWNSTREAM OF THE ALASKA RAILROAD</u> (230 acres approx.; Public Ownership) (Partial Area Assessment Scores: Hydrology = 107; Habitat = 109; Species Occurrence = 78; Social Function = 41)</p> <p>Public land, including part of Beach Lake park. <i>Site shall be preserved as indicated. Minor trails, park amenities, road access and utility placement to be permitted where no practicable upland alternatives exist. Any fills shall be set back a minimum of 85 feet from the creek.</i></p>	Preservation	A
123	112	34 and 41	<p><u>PSALM LAKE COMPLEX</u> (24 acres; Public Ownership) (Scores: Not Assessed)</p> <p>Includes the open water and wetland fringe of Psalm Lake. <i>Site shall be preserved.</i></p>	Preservation	A
124	97 and 98	33 42 and 43	<p><u>MILITARY LANDS</u> (5.8 acres; Public Ownership) (Scores: Not Assessed)</p> <p><i>Shall be preserved and managed via EO #11990 for military lands.</i></p>	Preservation	A
125	None	46	<p><u>PIONEER DRIVE: TWO SITES</u> (7.5 acres; Private Ownership) (Scores: Hydrology = 61; Habitat = 36; Species Occurrence = 18; Social Function = 48)</p> <p>Minimal values. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways that such existing surface drainage will be maintained.</i></p>	Undesignated	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
125	102	46	<u>HILLCREST/WATERLINE</u> (35.5 acres; Private Ownership) (Scores: Hydrology = 88; Habitat = 69; Species Occurrence = 18; Social Function = 41) <i>A 100-foot setback shall be maintained around the ephemeral pond at the northern end of the site and the drainage into and out of the pond, as well as along the stream that exits the wetland toward the northeast at See-Saw right-of-way. Could be used as open space in cluster zone/PUD.</i>	Developable	C
126	106	47	<u>NORTHEAST INTERSECTION OF SOUTH BIRCHWOOD/GLENN HIGHWAY</u> (21.27 acres; Public & Private Ownership) (Scores: Hydrology = 96; Habitat = 79; Species Occurrence = 32; Social Function = 39) "C" wetlands designation for isolated southern site. "B" wetlands designation for remainder of site; <i>requirement for permit shall include hydrology analysis to identify stream channels and functions.</i>	Preservation	B/C
127	103	47	<u>DRAINAGE INTO LOWER FIRE LAKE</u> (8.76 acres; Private Ownership) (Scores: Hydrology = 93; Habitat = 88; Species Occurrence = 24; Social Function = 61) Pond to be designated as "Open Water; revise wetland boundary. <i>Drainage through northern unconnected site shall be identified and maintained.</i>	Developable	A/Open Water
127	103	47	<u>DARBY ROAD</u> (9.65 acres; Private Ownership) (Scores: Hydrology = 76; Habitat = 64; Species Occurrence = 18; Social Function = 59) <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks along drainageways and creek such that existing surface drainage will be maintained. Platting process shall provide hydrology information.</i>	Developable	C
128	105	46 and 49	<u>LOWER FIRE LAKE</u> (including Fire Creek) (68 acres; Public & Private Ownership) (Scores: Hydrology = 130; Habitat = 145; Species Occurrence = 117; Social Function = 64) High value habitat, flood control and water quality values. <i>Where wetlands fringe is on the lake edge, setbacks shall be a minimum of 65 feet. Fills into the lake and creek shall be avoided.</i> Septic setback requirements for new lots should be handled by variance rather than by allowing fill into the lake. The Department of Health and Human Services should review variance requests for this unusual area.	Preservation	A
129	104	47 and 48	<u>UPPER FIRE LAKE/CREEK</u> (29.35 acres approx.; Public & Private Ownership) (Scores: Hydrology = 112; Habitat = 84; Species Occurrence = 29; Social Function = 37) Includes lake fringe and inlet creek wetland corridors. Important to fish habitat, water quality, flood control of Fire Creek and lake complex. <i>Any wetland fills shall be separated from waterbodies via 100-foot minimum setbacks.</i>	Mixed Developable	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
130	103	45 49 and 50	<u>MIDDLE FIRE CREEK COMPLEX</u> (Glenn Highway to Alaska Railroad) (175 acres approx.; Private Ownership) (Scores: Hydrology = 87; Habitat = 112; Species Occurrence = 90; Social Function = 40) "A" wetlands to include major portions of 100-year floodplain via a 100-foot setback on each side of creek. Remaining parallel wetlands designated "C". <i>Beaver ponds at the Alaska Railroad shall be preserved. Area where Site #136 connects to Fire Creek corridor (Map 50) is "B"; the hydrologic connection shall be delineated and retained. A setback of at least 100 feet shall be maintained along the creek due to its anadromous fish resources. A 25-foot transitional buffer shall be maintained between fill authorized under the GPs and "A" wetlands: a 15-foot transitional buffer shall be maintained between fill authorized under the GPs and "B" wetlands</i>	Preservation Developable	A/B/C
131	77 through 83	44 and 51	<u>CLUNIE LAKE COMPLEX</u> (372 acres; Public and Private Ownership) (Scores: Hydrology = 127; Habitat = 177; Species Occurrence = 127; Social Function = 48) <i>Military lands shall be preserved and managed via EO #11990. Private lands at east end could be developed under cluster housing or PC zoning. Any design shall include building and fill setbacks of 100 feet or more from waterbodies and local drainages.</i>	Preservation	A
132 and 133	76	50	<u>WEST FIRE CREEK COMPLEX</u> (24 acres approx.; Public & Private Ownership) (Scores: Not Assessed) Outer wetland of Fire Creek complex, west of creek corridor. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill such that existing surface drainage will be maintained. A 100-foot setback shall be maintained around the pond and any channel with above-ground flow. A 65-foot setback shall be maintained along subsurface drainage corridors.</i>	Developable	C
134	100	49	<u>FIRE CREEK: PRIOR TO HIGHWAY CROSSING</u> (18.2 acres; Private Ownership) (Scores: Hydrology = 85; Habitat = 90; Species Occurrence = 48; Social Function = 47) <i>A 25-foot transitional buffer shall be maintained between "A" and "C" sites. and a 100-foot setback shall be maintained along Fire Creek due to its anadromous fish resources.</i>	Preservation	A/C
135	None	49	<u>UPPER CAROL CREEK</u> (29.6 acres approx.; Public Ownership) (Scores: Hydrology = 97; Habitat = 90; Species Occurrence = 33; Social Function = 68) Contains main channel and numerous feeder springs and tributaries. Provides flood control and water quality values. <i>Developer shall provide wetland determination for the site above the Old Glenn Highway. Four feeder springs are present and shall be avoided.</i>	Developable	B
135	Part 76	49	<u>LOWER CAROL CREEK</u> (8.35 acres; Private Ownership) (Scores: Hydrology = 102; Habitat = 82; Species Occurrence = 48; Social Function = 51) Provides fish habitat. <i>Area within floodplain and tributary of creek shall be preserved.</i>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
136	76	53	<u>SOUTHEAST END OF POWDER RESERVE COMPLEX</u> (75 acres approx.; Public & Private Ownership) (Scores: Not Assessed) Includes main corridor of wetlands to Fire Creek. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill such that existing surface drainage will be maintained. A written plan shall be submitted to the Municipal Department of Community Planning and Development describing how the proposed fill would minimize impacts to habitat. Examples of possible measures to consider include timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. Developer shall submit hydrologic and habitat information for projects in the "B" site during an Individual Section 404 permit review and plat processing for determination of future additional setbacks and avoidance zones.</i>	Preservation Developable	B/C
137	None	54	<u>SCHROEDER SUBDIVISION PONDS</u> (3.7 acres; Private Ownership) (Scores: Hydrology = 72; Habitat = 57; Species Occurrence = 18; Social Function = 52) <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks around the pond and along drainageways such that drainage into the site is maintained. "B" wetlands designation for pond and fringe on north side of Schroeder Road. Pond shall be preserved.</i>	Preservation	B/C
137 A	75	53	<u>SOUTH REGENCY DRIVE</u> (1.4 acres; Private Ownership) (Not Assessed) Site is highly disturbed, remnant wetland. <i>A hydrologic analysis shall be done and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property and to maintain surface and subsurface cross drainage.</i>	Developable	C
138	None	54	<u>SPRINGBROOK LOOP</u> (3.66 acres; Private Ownership) (Scores: Hydrology = 82; Habitat = 79; Species Occurrence = 18; Social Function = 49) Site has considerable run-off, drainage problems. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained.</i>	Undesignated	C
138	None	54	<u>LUGENE AND SPRINGBROOK</u> (1.03 acres; Private Ownership) (Scores: Hydrology = 58; Habitat = 36; Species Occurrence = 18; Social Function = 33) Minimal values; <i>drainageways shall be maintained through the site.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
139	63 through 75	53 and 58	<u>MILITARY LANDS</u> (60 acres; Public Ownership) (Scores: Not Assessed) <i>Shall be preserved and managed via EO #11990.</i>	Preservation	A
140	63 through 75	58	<u>MILITARY LANDS</u> (Acreage unknown; Public/Private Ownership) (Scores: Not Assessed) <i>Shall be preserved and managed via EO #11990. Note private parcel on north side of river, west of Lots 41 & 51. Includes a drainageway/tributary.</i>	Preservation	A
141	85	58	<u>MOUTH OF MEADOW CREEK</u> (1.67 acres; Public & Private Ownership) (Scores: Hydrology = 94; Habitat = 77; Species Occurrence = 48; Social Function = 61) <i>Provides for fish habitat. Wetlands shall be maintained in an undisturbed state.</i>	Preservation	A
142	70	58 and 61	<u>MILITARY LAND</u> (Public Ownership) (Scores: Not Assessed) <i>Shall be preserved and managed via EO #11990.</i>	Preservation	A
143	90	62 through 86	<u>EAGLE RIVER GREENBELT</u> (Public Ownership) (Scores: Not Assessed) <i>Entire wetland complex shall be preserved to the maximum extent. Minor trail and park amenities, and access roads permissible if no other practicable location possible. Very high habitat, flood control and recreation values. Further field delineation of wetlands shall be required prior to permitting in the greenbelt.</i>	Preservation Conservation Developable	A
143 A	91	69 70 78 and 84	<u>LOWER EAGLE RIVER VALLEY, LANDS OUTSIDE THE EAGLE RIVER GREENBELT</u> (25 acres approx.; Public & Private Ownership) (Scores: Not Assessed) The upstream areas on maps 69-71 are transitional between the river floodplain and the old river terraces and are "B" wetlands; <i>drainageways, channels, and ponds shall be identified and preserved. The downstream sites are generally within the floodplain and are "A" wetlands and shall be avoided to the maximum extent.</i>	Preservation Conservation	A/B
144 144 A	90 and 91	62	<u>SOUTH SIDE OF EAGLE RIVER</u> (Greenbelt = Public Ownership; 8 acres = Private Ownership) (Scores: Not Assessed) "B" wetlands: located west of the North Eagle River bridge (outside the greenbelt), = #144. "C" wetlands: Dena'Ina Estates Subdivision and piece east of new loop road = #144A. If platted, wetlands above greenbelt on upper shelf are developable. These are isolated and low value. <i>A 25-foot transitional buffer shall be maintained between "A" wetlands and any fill authorized under the GPs.</i>	Conservation	B/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
145	90	72	<u>HILAND ROAD/STONEHILL</u> (39 acres; Private Ownership) (Scores: Hydrology = 90; Habitat = 92; Species Occurrence = 18; Social Function = 43) <i>A jurisdictional determination shall be done for the previously undesignated areas. A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks (minimum 65 feet) such that surface drainage patterns are maintained. Fill shall be the minimum necessary for utilities, pads for a house and an accessory structure and a single-lane access driveway. Fill for yards is not authorized in this unit under the GPs. Cluster development should be used to preserve streams and surface drainage corridors in "B" areas. Small isolated sites are "C".</i>	Developable	B/C
146	87+	63	<u>EAST OF PARKVIEW TERRACE</u> (14 acres approx.; Private Ownership) (Scores: Hydrology = 83; Habitat = 56; Species Occurrence = 18; Social Function = 42) Minimal values. Assessment mostly applied to "C" wetland areas. Easterly site adjacent to river and floodplain is "B" wetland. <i>Cluster design shall be applied to avoid floodplain and higher value sites near river. Recent delineation identified less wetland area on bluff; three isolated pockets are low value. Large area on east side drains into higher value sedge ponds. A 25-foot transitional buffer shall be maintained between "A" wetlands and any fill authorized under the GPs.</i>	Conservation Developable	B/C
147	89	63 and 64	<u>DRAINAGEWAY BELOW RAVENWOOD SCHOOL</u> (13.9 acres; Private Ownership) (Scores: Hydrology = 105; Habitat = 84; Species Occurrence = 48; Social Function = 45) Conveys drainage from subdivisions above and natural seeps into Eagle River via small channels in gullies. <i>Shall be preserved.</i>	Preservation	A
148	84	71	<u>SOUTH SIDE OF EAGLE RIVER/HILAND ROAD</u> (5.7 acres; Private Ownership) (Scores: Hydrology = 73; Habitat = 78; Species Occurrence = 48; Social Function = 34) Includes spurs not located within the greenbelt. <i>Habitat areas and hydrologic connections to the greenbelt and Eagle River shall be preserved and buffered.</i>	Conservation	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
149	92	64 through 69	<p><u>LARGE "MIXED DEVELOPMENT" SITE SOUTH OF EAGLE RIVER ROAD</u> (420.2 acres; Private Ownership) (Scores: Hydrology = 131; Habitat = 114; Species Occurrence = 80; Social Function = 35)</p> <p>Provides direct hydrological connection to Eagle River. <i>Stream channels, ponds and surface flows shall be maintained with setbacks as open space, i.e., PC or cluster development techniques. Identification of permanent channels and general hydrology shall precede the plat and permit processes.</i> Protection of site hydrology should emphasize more permanent surface waters because water table in much of this wetland varies widely during the year. Development should be directed and permitted in upland and lower value wooded wetlands. Northern spur into Sunny Valley Subdivision needs a wetland determination. <i>Road crossings shall be minimized and non-dewatering techniques shall be incorporated into design in the area.</i> Intent of the designation is to maintain significant hydrology values and connections to Eagle River. Includes "B" sites between greenbelt/floodplain and upper river terraces north of the river.</p>	Conservation Developable	B
150	94	79 and 80	<p><u>STREAM CORRIDOR/WETLANDS ADJACENT TO THE GREENBELT OUT EAGLE RIVER ROAD, NORTH OF THE RIVER</u> (18 acres approx.; Public & Private Ownership) (Scores: Not Assessed)</p> <p>Includes old slough, ponds and tributary of Eagle River. <i>High habitat and flood control functions shall be preserved.</i></p>	Conservation	A

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Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
160	None	4	<p><u>INDIAN: NORTH SIDE OF VALLEY</u> (6.6 acres; Private Ownership) (Scores: Hydrology = 65; Habitat = 76; Species Occurrence = 19; Social Function = 35)</p> <p><i>Small creek, springs shall be maintained for water quality, flood control via 65-foot setback. A hydrological analysis shall be done and meet the acceptable standards of the Municipal Department of Public Works in order to prevent local flooding of adjacent property, and to maintain surface and subsurface drainage and to prevent wetlands drainage.</i> Additional wetlands delineation may be required.</p>	Undesignated	B
161	None	5	<p><u>SOUTH INDIAN</u> (16.4 acres; Private Ownership) (Scores: Hydrology = 78; Habitat = 76; Species Occurrence = 50; Social Function = 64)</p> <p><i>Creeks shall be maintained with 65-foot setbacks.</i> Remainder of site could be developed; center of wetland is a possible enhancement area.</p>	Undesignated	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
170	None	6	<u>BIRD CREEK FLOODPLAIN</u> (24.9 acres; Public Ownership) (Scores: Hydrology = 85; Habitat = 95; Species Occurrence = 96; Social Function = 57) <i>Significant hydrology, fisheries values which shall be preserved in its entirety.</i>	Undesignated	A
171	None	7	<u>BIRD CREEK VALLEY</u> (5.1 acres; Public & Private Ownership) (Scores: Hydrology = 71; Habitat = 68; Species Occurrence = 28; Social Function = 45) Small isolated sites with creek connections; maintain function as headwaters for local creeks. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained and headwaters are protected. The parcel north of and adjacent to the highways is designated B"; streams shall be identified and avoided via 65-foot setbacks.</i>	Undesignated	B/C
172	None	8 and 9	<u>SOUTH OF BIRD—ROADSIDE</u> (16.3 acres; Public Ownership) (Scores: Hydrology = 77; Habitat = 77; Species Occurrence = 37; Social Function = 44) Possible fish-rearing habitat in ponds; <i>a fish survey shall be done before permitting to evaluate the presence and use of fish in the area. A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained. Cross-drainage shall be maintained.</i> Map 8 sites classed as "C" wetlands; map 9 sites classed as "B" wetlands and fill could be placed at fringes, away from key hydrologic zones.	Undesignated	B/C
173	None	10 and 12	<u>SMALL SITES—ROADSIDE</u> (5.5 acres; Public Ownership) (Scores: Hydrology = 67; Habitat = 53; Species Occurrence = 33; Social Function = 40) Isolated sites; <i>drainageways shall be maintained through the sites via avoidance.</i>	Undesignated	C
174	None	12	<u>LARGE POND—BIRD POINT</u> (9 acres; Public Ownership) (Scores: Hydrology = 83; Habitat = 82; Species Occurrence = 65; Social Function = 32) High bird use, water quality, retention values. Unique site; one of few open freshwater sites between Anchorage and Girdwood. <i>Minor transportation/utility-related fills could occur but shall avoid open water and drainages.</i>	Undesignated	B

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
180	None	42	<u>PORTAGE CAFE</u> (5.6 acres; Private Ownership) (Scores: Hydrology = 58; Habitat = 65; Species Occurrence = 61; Social Function = 27) <i>Habitat values shall be retained by minimizing fills. A written plan shall be provided to the Municipal Department of Community Planning and Development for review; it shall describe the efforts to avoid and minimize impacts to habitat by reduction in fill and design. Examples of possible measures to consider include timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. A 25-foot transitional buffer shall be maintained between this tract and adjacent "A" and coastal wetlands. All drainage must be treated on-site before being released to adjacent wetlands.</i>	Undesignated	C
201	160	24 and 25	<u>TIDEWATER SLOUGH</u> (25.4 acres; Public Ownership) (Scores: Hydrology = 97; Habitat = 106; Species Occurrence = 85; Social Function = 50) Downstream portion, below Railroad tracks, is within intertidal wetlands. Upstream portion provides high fish/wildlife habitat; could be used for a habitat enhancement site. <i>Limited trails, utility development may be possible but shall be limited to existing easements or at fringes.</i>	Preservation	A
202	None	25	<u>NORTHEAST CORNER HIGHWAY/GIRDWOOD ACCESS ROAD</u> (29.2 acres; Public Ownership) (Scores: Hydrology = 94; Habitat = 108; Species Occurrence = 42; Social Function = 57) Site mostly non-tidal, has freshwater influence; limited habitat, water quality, open space values. Habitat enhancement possible by developing interconnected ponds. Ephemeral drainageway in Northwest corner shall be retained for recharge, run-off. Northeast corner (approximately 3-5 acres) is a lower value transitional wetland and classed "C". <i>A pre-discharge notification procedure shall be used the Corps of Engineers shall FAX the application to EPA, USFWS, NMFS, ADGC, ADEC, and ADFG; the agencies shall respond within five working days if they have a problem with the proposal: within fifteen calendar days of the FAX the agencies shall provide substantive comments if they have noted a problem earlier. If no resolution can be reached at that time, the Corps shall proceed with the application as an individual permit application. A 25-foot transitional buffer shall be maintained between "A" wetlands and any fill authorized under the GPs. This site is one of very few potential transportation facility zones within the Girdwood area and the Draft <u>GIRDWOOD AREA PLAN</u> (Spring 1994) further identifies this wetland for Commercial Land Use. <i>Encroachment of fill into "A" wetland zone is permissible for commercial uses and/or public facilities but drainage and habitat functions shall be avoided and retained or replaced in the same general area—shall be assessed and determined in the Individual 404 process.</i></i>	Undesignated	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
203	None	25	<u>OLD GIRWOOD TOWNSITE</u> (3.8 acres; Private Ownership) (Scores: Not Assessed) Area is highly disturbed. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained.</i>	Undesignated	C
204	None	25	<u>SOUTH OF GOLD AVENUE, WEST OF GLACIER CREEK</u> (3.8 acres; Private Ownership) (Scores: Hydrology = 69; Habitat = 73; Species Occurrence = 28; Social Function = 56) Conveys flows out of old townsite; may provide fish habitat; higher fringes could be developed; <i>the large meadow adjacent to the highway shall be preserved.</i>	Undesignated	B
205	None	25 and 27	<u>EAST OF GLACIER CREEK/NORTH TO VIRGIN CREEK</u> (93.8 acres; Public Ownership) (Scores: Hydrology = 77; Habitat = 126; Species Occurrence = 82; Social Function = 58) High values for bird and fish habitat; conveys middle and lower Virgin Creek system. Could be used for habitat enhancement. This side of the valley is the only location for an alternate road and utility access for upper Girdwood Valley which may in the future require placement through wetlands. <i>Minor fills for railroad/highway improvements and utilities should be permitted but these shall avoid channels and floodplain to the maximum extent.</i> Assessment refers only to area between the Alaska Railroad and the Seward Highway.	Undesignated	A
206	152	25 and 26	<u>ISOLATED SITES NORTHEAST OF SITE #205</u> (15 acres approx.; Public Ownership) (Scores: Not Assessed) In floodplain of Virgin and Glacier Creeks. <i>Provides flood storage and fish habitat functions which shall be preserved.</i>	Preservation	A
207	148 and 157	25	<u>NEW INDUSTRIAL SUBDIVISION AND AREAS BETWEEN CALIFORNIA AND GLACIER CREEKS</u> (30 acres; Public Ownership) (Scores: Not Assessed) Southern wetland contains confluence zone of California and Glacier Creeks; important fish habitat = "A" wetland. Northern site is mostly developed. Remaining wetlands restricted in previous Corps of Engineers permit.	Preservation Undesignated	A
208	159	23 and 25	<u>ABOVE GIRWOOD ACCESS ROAD, IN LOWER VALLEY</u> (5.5 acres; Private Ownership) (Scores: Hydrology = 73; Habitat = 42; Species Occurrence = 17; Social Function = 43) Minimal values. <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained.</i>	Developable	C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
209	148	22 and 23	<u>"SQUIRREL CAGE"</u> (88.2 acres; Public & Private Ownership) (Scores: Hydrology = 110; Habitat = 130; Species Occurrence = 85; Social Function = 56) Located within the floodplain of California Creek. Provides diverse, high value fish/wildlife habitat functions; breeding area for several significant species. <i>Recreation amenities could be permitted but shall be located at the fringes where wetland transitions to upland, to the maximum extent.</i>	Preservation	A
210	155	23	<u>ISOLATED SITE ABOVE ALYESKA HIGHWAY/CROW CREEK ROAD</u> (5 acres; Public Ownership) (Scores: Not Assessed) <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained. A 100-foot setback shall be maintained along creeks and drainageways.</i>	Preservation	C
211	145	22	<u>SOUTHWEST OF ALYESKA SUBDIVISION</u> (14 acres approx.; Public Ownership) (Scores: Not Assessed) Lower areas of Municipal Heritage Land Bank land adjacent to Glacier Creek. <i>The Official Streets and Highways Plan identifies a future right-of-way which could be permitted but shall be located in less valuable wetland fringes, along with minor park and trail amenities. Located in only suitable area for such transportation and recreation corridors.</i>	Preservation	A

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
212, 213	144 through 147	21 and 22	<p><u>ALYESKA SUBDIVISION</u> (56.18 acres; Public Ownership—"A" wetlands; Private Ownership—"C" wetlands) (Scores: Hydrology = 112; Habitat = 96; Species Occurrence = 60; Social Function = 47)</p> <p><i>Permit and platting process shall require identification of recharge, flood storage and habitat areas throughout Sites 212 and 213. Municipal lands in Site 212 mostly classed as "A" wetlands.. Park plan identifies active development; OS&HP identifies collector road in portions of Site 212. These developments shall be permitted in less valuable portions . Site 213 is the largest and only area of private land suitable for residential expansion in the Girdwood Valley.. A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained. Fill shall be limited to the minimum necessary for utilities, pads for a house and accessory structure, and single-lane access driveway. Fill for yards is not authorized in this unit under the GPs. Cross-drainage shall be maintained. A 100-foot setback from creeks shall be maintained to protect anadromous fish resources. A written plan shall be submitted to the Municipal Department of Community Planning and Development describing how the proposed fill would minimize impacts to fish and wildlife habitat. Examples of possible measures to consider include timing windows, additional setbacks, vegetative screening, reduction of fill, and onsite enhancement. A limited pre-discharge notification procedure shall be instituted by the Corps of Engineers. The Corps will FAX copies of the application and of the hydrologic analysis and habitat review to EPA, USFWS, NMFS, ADFG, ADGC, and ADEC after being provided these by the Municipality. Any concerns specifically related to the hydrologic analysis shall be raised within five working days of the FAX and conditions proposed to resolve concerns within 15 calendar days of the FAX. The Corps will determine if these conditions are appropriate for inclusion on the GP authorization. For the wetlands area west of Timberline and North of Alpina, a full pre-discharge notification procedure shall be instituted by the Corps of Engineers if work is proposed under the GPs. The Corps will FAX copies of the application and of the hydrologic analysis and habitat review to EPA, USFWS, NMFS, ADFG, ADGC, and ADEC after being provided these by the Municipality. Any concerns shall be raised within five working days of the FAX and conditions proposed to resolve concerns within 15 calendar days of the FAX. <u>If resolution of concerns cannot be reached at that time, review of the application shall be completed under the Individual Permit process.</u></i></p>	Preservation/ Developable	A/C

Site #	'82 #	Map #	Site Description, Enforceable and Administrative Policies and Management Strategies	1982 Designation	New Designation
214	143	21	<u>CORTINA DRIVE</u> (2.8 acres; Private Ownership) (Scores: Hydrology = 84; Habitat = 61; Species Occurrence = 26; Social Function = 42) <i>A hydrologic analysis shall be done, and this analysis shall meet the acceptable standards of the Municipal Department of Public Works in order to prevent flooding of adjacent property, maintain groundwater recharge and flood storage, as well as both surface and subsurface cross drainage, and prevent drainage of wetlands. It shall be used in determining the placement of fill and requirements for setbacks such that surface drainage patterns are maintained.</i>	Developable	C
215 and 216	149 through 151	22	<u>ABOVE CROW CREEK ROAD</u> (43 acres; Public & Private Ownership) (Scores: Hydrology = 98; Habitat = 73; Species Occurrence = 32; Social Function = 59) Lies partly within Municipal park land. Provides hydrology values of flood storage and recharge to California Creek and open space functions. <i>These main functions shall be retained.</i>	Conservation	B
217	137	17	<u>CROW CREEK ROAD</u> (27.6 acres; Public Ownership) (Scores: Hydrology = 81; Habitat = 85; Species Occurrence = 61; Social Function = 42) <i>Drainageways and small creeks shall be maintained with a minimum 65-foot setback for flood control, water quality and moderate habitat values."B" sites west of road.</i>	Preservation Undesignated	A/B
217	138 and 139	18	<u>CROW CREEK ROAD—CREEK</u> (2.6 acres; Public Ownership) (Scores: Hydrology = 68; Habitat = 76; Species Occurrence = 50; Social Function = 44) <i>Creek associated drainageway shall be maintained. (Lies within floodplain and retention area). Additional wetland delineation may be required.</i>	Preservation Undesignated	A
218	141	21	<u>MOOSE MEADOWS</u> (121.5 acres; Public Ownership) (Scores: Hydrology = 111; Habitat = 105; Species Occurrence = 67; Social Function = 64) Unique habitat type within Municipality. Provides recharge and flood control for several tributaries of Glacier Creek. <i>Recreation potential high: fills for minor enhancements could be permitted, i.e., trails, parking pull-outs, but these shall be placed at fringes. Separate wetland along Aspen Road designated "C"; provides buffer to Alyeska Creek; shall be maintained with a 75-foot setback from creek.</i>	Preservation Developable	A/C
219	None	19 and 22	<u>WINNER CREEK WETLANDS</u> (60 acres approx.; Public Ownership) (Scores: Not Assessed) Includes wetlands in valley floor and on plateau up the Winner Creek Valley. Contains numerous ponds and tributaries. Important for flood control in lower valley and for limited fish and wildlife habitat. Some designations may change as a result of the ongoing Municipal-state Glacier-Winner Creek planning efforts currently underway. Habitat values limited to those areas adjacent to waterbodies since most sites are diminished by shorter, cooler growing seasons because of higher elevations and distance from the coast. <i>Fill actions shall be avoided or located at fringes to the maximum extent. An 85-foot setback shall be maintained from any creeks, drainageways, and waterbodies. Upper Winner Creek Valley sites are mostly riparian and in the floodplain and shall be preserved to the maximum extent.</i>	Undesignated	B