



Municipality of Anchorage, Alaska
Parks & Recreation Department

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Anchorage, AK 99519
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MEMORANDUM

Date: September 4, 2014

To: Parks & Recreation Commission

Cc: Holly Spoth-Torres, Parks Superintendent

From: Tom Korosei, Park Planner

Project: **PRC 2014-25** Proposed Site Plan for Fire Station 9; Proposed Subdivision and Dedication of Rabbit Creek Park

INTRODUCTION & BACKGROUND

In response to PRC Resolution No. 2012-08, the Public Works Department has submitted for review plans of the proposed Fire Station 9 to be located on what is now a portion of Rabbit Creek Park.

The attached letter from DOWL HKM provides an overview of the project, including specific responses to the recommendations of the Parks and Recreation Commission stated in its resolution on the proposed transfer of park land for the project. These recommendations were incorporated as conditions of the Planning and Zoning Commission Resolution No 2012-053 recommending selection of the Rabbit Creek Park site.

With the letter are additional information including a copy of the PZC Resolution, excerpts from the Site Selection Study, PRC Resolution 2012-08, Conceptual Site Plan and Preliminary Plat, and proposed schedule of remaining reviews/approvals. [[Link to complete package including Site Selection Study](#)]

Also attached is a summary of community meetings, including the Huffman/O'Malley Community Council meeting of August 18, and a special Public Meeting of August 28.

FINDINGS & RECOMMENDATION

The conceptual plans indicate that design features will be included to address the concerns raised in prior review. Specifically, the plan uses no more than two acres of the park (excluding area for public right-of-way). The plan provides a 50-foot-wide or greater buffer between the fire station and adjoining residences. The plan retains substantial existing vegetation and provides additional landscaping where possible along DeArmoun Road and Lake Otis Parkway. The proposed subdivision is designed to accommodate these design features. For example a 50-foot wide buffer strip along the east side of the project would remain as part of the park.

Conceptual architectural designs indicate consideration of the physical context so as to be compatible with natural surroundings as well as nearby development. As presented in concept, the new station will be aesthetically pleasing and will enhance the neighborhood.

The proposed project schedule includes presentation to the Assembly in December of 2014 or early 2015. The Parks and Recreation Department understands that the request for formal dedication of the remaining park land will be included at that time.

The Parks and Recreation Department will continue to work with the project team as the plans are refined to include appropriate park amenities and improvements.

The Parks and Recreation staff recommends approval of the attached resolution supporting the proposed site plan concept as presented.

.

Cc: Michelle Ritter, DOWL HKM



August 6, 2014
W.O. 61621.01

Ms. Holly Spoth-Torres
Maintenance Superintendent
Municipality of Anchorage
Parks and Recreation Department
Post Office Box 196650
Anchorage, Alaska 99519-6650

Subject: Rabbit Creek Park Dedication
August 14, 2014 Parks and Recreation Commission Meeting
Northeast corner of Lake Otis Parkway and De Armoun Road

Dear Ms. Spoth-Torres:

Fire Station 9 is relocating from its existing location to an over-nine-acre parcel of land located at the northeast corner of De Armoun Road and Lake Otis Parkway (MOA Grid SW2934). Per Planning and Zoning Commission (P&ZC) Resolution 2012-053, the new area to be designated for fire station development is limited to two (2) acres, and the proposed site plan is subject to review by the Parks and Recreation Commission (Appendix A). Following is a brief history of the project and detailed background for the Parks and Recreation Commission review requirement. We are seeking a resolution of approval or a letter of non-objection to move forward with our public involvement and planning efforts.

Project History and Background

Between 2012 and 2013, DOWL HKM worked with the Anchorage Fire Department (AFD) on a Site Selection Study to find a new location for Fire Station 9 (currently located at 1148 Huffman Road). Through the Site Selection process, 23 parcels were identified and analyzed against specific selection criteria (Appendix B - Site Selection Study). The preferred site selected was an undeveloped parcel of land located on the northeast corner of Lake Otis Parkway and De Armoun Road within the SW 1/4 of Section 28, T12N, R3W (Parcel Number 018-391-39) (Figure 1 – Project Location Map). The site is owned by the Municipality of Anchorage (MOA) and zoned Single-Family Residential (R-1A) District. It sits on the border of the Huffman-O'Malley Community Council (HOCC) and Rabbit Creek Community Council (RCCC) (the community council separation line runs adjacent to the southern property line along De Armoun Road). Selection of this site was recommended for approval by the P&ZC and approved by the Anchorage Assembly.

During the Site Selection process, DOWL HKM and the AFD met with the HOCC and RCCC continuously for over six months, as well as with the Old Seward/Oceanview Community Council and the Home and Landowners Organization, Inc. (HALO) on several occasions. Additionally, project team members went door-to-door to speak directly with neighbors adjacent to and near the site. Through this public engagement process, the project team learned that the site is used as a park by the local neighborhood. As part of the approval process for this site, both the Parks and Recreation Department and the Parks and Recreation Commission reviewed the Site Selection Study and recommended approval of the site with conditions (Appendix C – Parks and Recreation Department comments and Parks and Recreation Commission Resolution 2012-08). Resolution 2012-08 recommended the following:

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

Currently, the AFD and MOA Project Management and Engineering (PM&E) Division, with DOWL HKM and Bettisworth North Architects, are moving forward with the design of the new Fire Station at the selected site under the design standards of the new Title 21 (Anchorage Municipal Land Code). Several land use actions are required to be completed, as part of this project, which satisfy the Conditions of Approval (COA) above, including:

- Subdivision/Replat – subdivide the approximately nine-acre site into two parcels (up to two (2) acres for the new fire station and the remaining portion for a dedicated park). Approval by the Platting Board (Public Hearing). **This satisfies COA #1.**
- Major Site Plan Review – approval of site layout and architectural design by the Urban Design Commission (Public Hearing). Two members of the HOCC will be participating on the design team, including participating in integral meetings where design options are being considered, to ensure appropriate design measures are taken to mitigate, to the extent practical, any potential impacts to the residential character of the neighborhood. In addition, we will be presenting and discussing the proposed site plan and architectural design with the HOCC and RCCC, as well as hosting a Public Meeting that will include all of the community councils within the Fire Station 9 primary service area. Through these meetings, we will identify desired amenities, such as access and connectivity improvements, including trails and lighting, where beneficial and appropriate and will work with the Parks and Recreation Department to determine appropriate park improvements. **This satisfies COA #2 and 3.**
- Zoning Map Amendment - rezone property from Single-Family Residential (R-1A) to Public Lands and Institutions (PLI) and Park Reserve (PR). Approval by Planning and Zoning Commission (Public Hearing) and the Anchorage Assembly (Public Hearing). **This satisfies COA #4.**
- Park dedication of remaining acreage that is not part of Fire Station development. (Approval by Parks and Recreation (Advisory) and the Anchorage Assembly (Public Hearing)). **This satisfies COA #4.**

Ms. Holly Spoth-Torres
Maintenance Superintendent
Municipality of Anchorage
August 6, 2014
Page 3

- The AFD has a forester on staff who will continue to assist in maintaining the park by contributing to recommended wildfire prevention measures, and the new development is a fire station staffed 24 hours day and night with professionals trained in wildfire response. Also, the current site plan includes an on-site hydrant adjacent to the apron for purposes of refilling apparatus during emergency responses in service areas without available resources (e.g., wildfires). **This satisfies COA #5.**

Prior to moving forward with the required land-use entitlements and as required by COA #1, we are respectfully requesting review and approval of the conceptual site plan and associated replat of almost two (2) acres to accommodate the new fire station (Appendix D – Conceptual Site Plan and Preliminary Plat). While the site plan is at an early stage and will require additional community input, we are requesting your approval, so that we can define the parcel area in which we are working with the knowledge that the Parks and Recreation Commission approves the parcel size and shape and will be in support of dedicating the remaining acreage as Park Reserve. Currently, there are over seven (7) acres remaining for park dedication; however, this number is subject to change slightly, depending on right-of-way dedication requirements.

Thank you for your consideration of this request. We look forward to providing additional information and answering any questions at your August 14, 2014 Parks and Recreation Commission meeting.

Sincerely,
DOWL HKM



Michelle J. Ritter, AICP
Land Use Planner

20140806.Spoth-Torres.MJR.lej

Attachments: As stated



APPENDIX A
P&ZC RESOLUTION 2012-053

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

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

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

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

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

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

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

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

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

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

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

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

A. The Commission makes the following findings of fact:


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

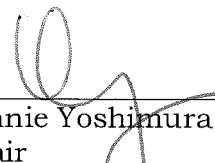
B. The Commission approves the above referenced selection of a preferred site for Fire Station #9, subject to the following conditions:

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

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

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



Jerry T. Weaver, Jr.
Secretary

Connie Yoshimura
Chair

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

APPENDIX B
SITE SELECTION STUDY



Municipality of Anchorage

Anchorage Fire Department Station No. 9 Site Selection Study



prepared by: DOWL HKM
July, 2012

SITE SELECTION STUDY
FIRE STATION 9

Prepared for:

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

Prepared by:

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

W.O. 60884.02

July 2012

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LIST OF ACRONYMS

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

EXECUTIVE SUMMARY

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

The site identification and evaluation process consisted of:

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

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

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

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

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

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

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

APPENDIX C

PARKS AND RECREATION DEPARTMENT COMMENTS AND PARKS & RECREATION COMMISSION RESOLUTION 2012-08



MUNICIPALITY OF ANCHORAGE
ANCHORAGE PARKS & RECREATION DEPARTMENT



RESOLUTION NO. 2012-08

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

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

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

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

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

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

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

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

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

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

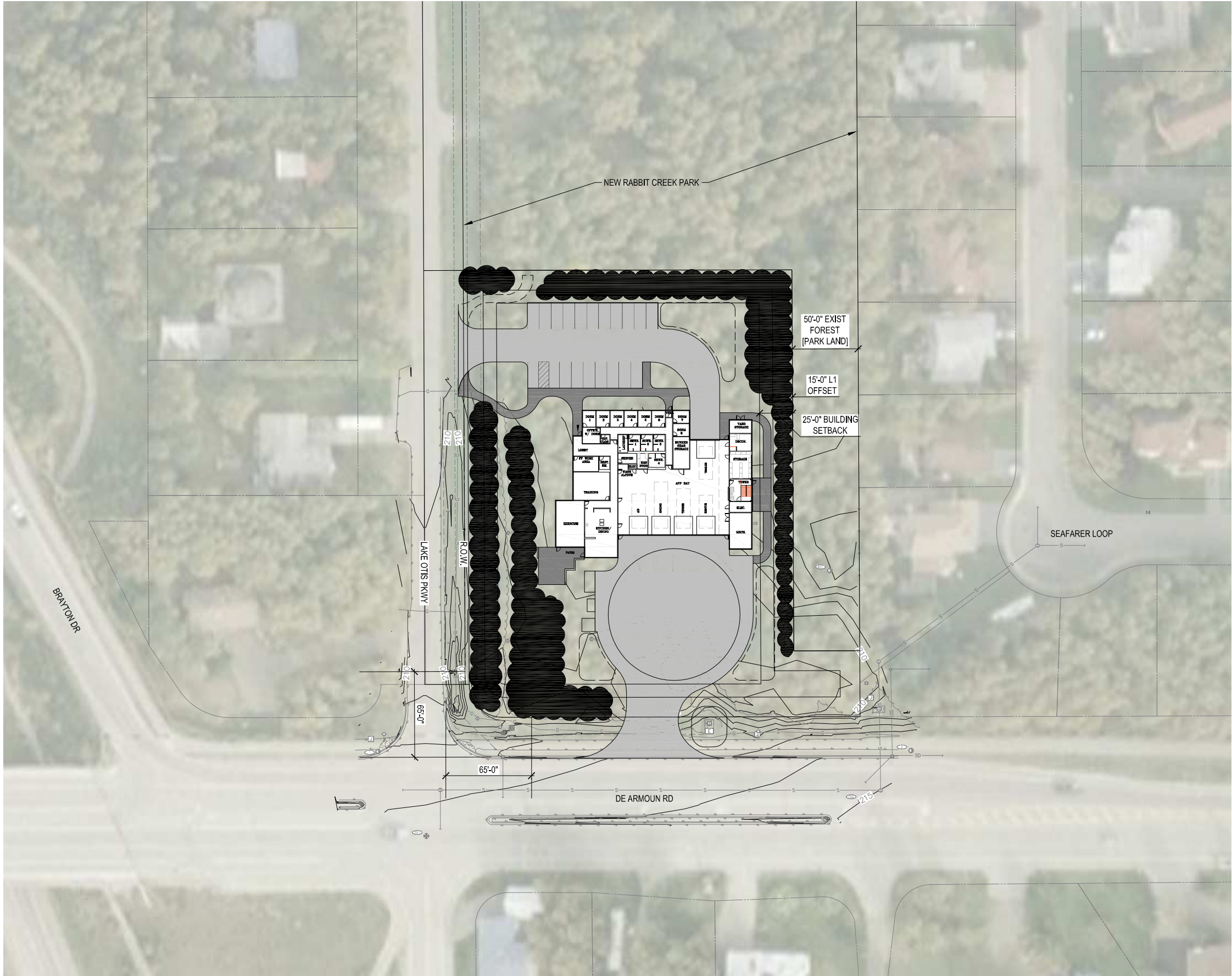

Chair
Parks and Recreation Commission

ATTEST:


John Rodda, Director
Parks & Recreation Department

APPENDIX D

CONCEPTUAL SITE PLAN AND DRAFT PRELIMINARY PLAT



40 0 40 80
SCALE OF FEET



CONSULTANT:

PROJECT NO: 14-142
DATE: 07 AUG 2014
DRAWN BY: JH, MB
CHECKED BY: MK

Symbol	Description	Date

OVERALL SITE
PLAN

L101

ANCHORAGE FIRE DEPARTMENT FIRE STATION #9 REPLACEMENT

ANCHORAGE, ALASKA
MUNICIPALITY OF ANCHORAGE

CONCEPT DESIGN

BETTISWORTH NORTH
ARCHITECTS AND PLANNERS



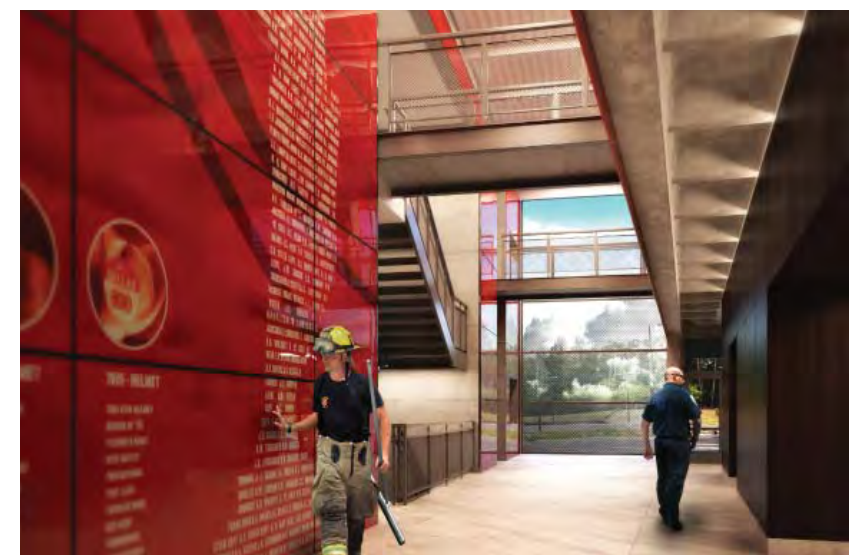
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907 561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907 455-5780
WWW.BETTISWORTHNORTH.COM



MOA: ANCHORAGE FIRE STATION NO. 9

ANCHORAGE, ALASKA

A/E DESIGN SERVICES FOR A NEW FIRE STATION
PREFERRED CONCEPT DESIGN | AUGUST 6, 2014



BETTISWORTH^{NORTH}
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

with
T C A

Contact
Mark Kimerer, PLA, ASLA,
Principal
mkimerer@bettisworthnorth.com
2600 Denali Street Suite 710
Anchorage, Alaska 99503
p. 907.561.5780 | f. 907.562.5780



CONCEPT HIGHLIGHTS

- + Drive-through bay
- + Shared staff areas receive sunlight from west and south
- + Hose tower centrally located in Apparatus Bay to hoist hoses from midpoint
- + Circulation space between Apparatus Bay and shared crew areas to west
- + Mechanical room at south for ease of access to utilities
- + Yard storage accessible from exterior

Public + Shared Areas

Sleeping Quarters

Apparatus Bays + Support Areas





CONCEPT HIGHLIGHTS

- + Building offset 70 feet on east and west sides; Exceeds 50 feet in an effort to be good neighbors
- + Narrow 2 acre parcel; Parkland redistributed as buffer to residents of SeaFarer Loop
- + Pedestrian trail to west remains intact, with passive supervision from shared crew spaces
- + Direct access from parking to both Public and Staff entries
- + Efficient apron area includes maneuver area and utility area, and is set back from road
- + Site entrance on Lake Otis is at far north corner
- + On-site snow storage
- + Tower and exercise area set back from north and south elevations to minimize appearance

Existing Utility

Generator

Fuel Pump Area

Dumpster







PARKS AND RECREATION

- + APPLICATION SUBMITTAL: AUGUST 7
- + COMMISSION MEETING: AUGUST 14

HUFFMAN/O'MALLEY COMMUNITY COUNCIL

- + AUGUST 21

PUBLIC MEETING

- + AUGUST 28

ZONING MAP AMENDMENT SUBMITTAL

- + APPLICATION SUBMITTAL: SEPTEMBER 2
- + PZC HEARING: NOVEMBER 10
- + ASSEMBLY: DECEMBER/JANUARY

PLAT SUBMITTAL

- + APPLICATION SUBMITTAL: SEPTEMBER 15
- + PLATTING BOARD: NOVEMBER 19

MAJOR SITE PLAN REVIEW SUBMITTAL

- + APPLICATION SUBMITTAL: OCTOBER 2
- + URBAN DESIGN COMMISSION: DECEMBER 10



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

OWNER:

MUNICIPALITY OF ANCHORAGE
P.O. BOX 196650
ANCHORAGE, AK 99519
BY:

PRINTED NAME _____ TITLE _____
SIGNATURE _____ DATE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPEARED _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL. IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER, AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

AUTHORIZED OFFICIAL _____ DATE _____

APPROVALS

PLATTING OFFICER _____ DATE _____
MUNICIPAL SURVEYOR _____ DATE _____

PLAT APPROVAL

PLAT APPROVED BY THE ANCHORAGE PLATTING AUTHORITY THIS ____ DAY OF _____, 20____

AUTHORIZED OFFICIAL _____

ACCEPTANCE OF DEDICATION

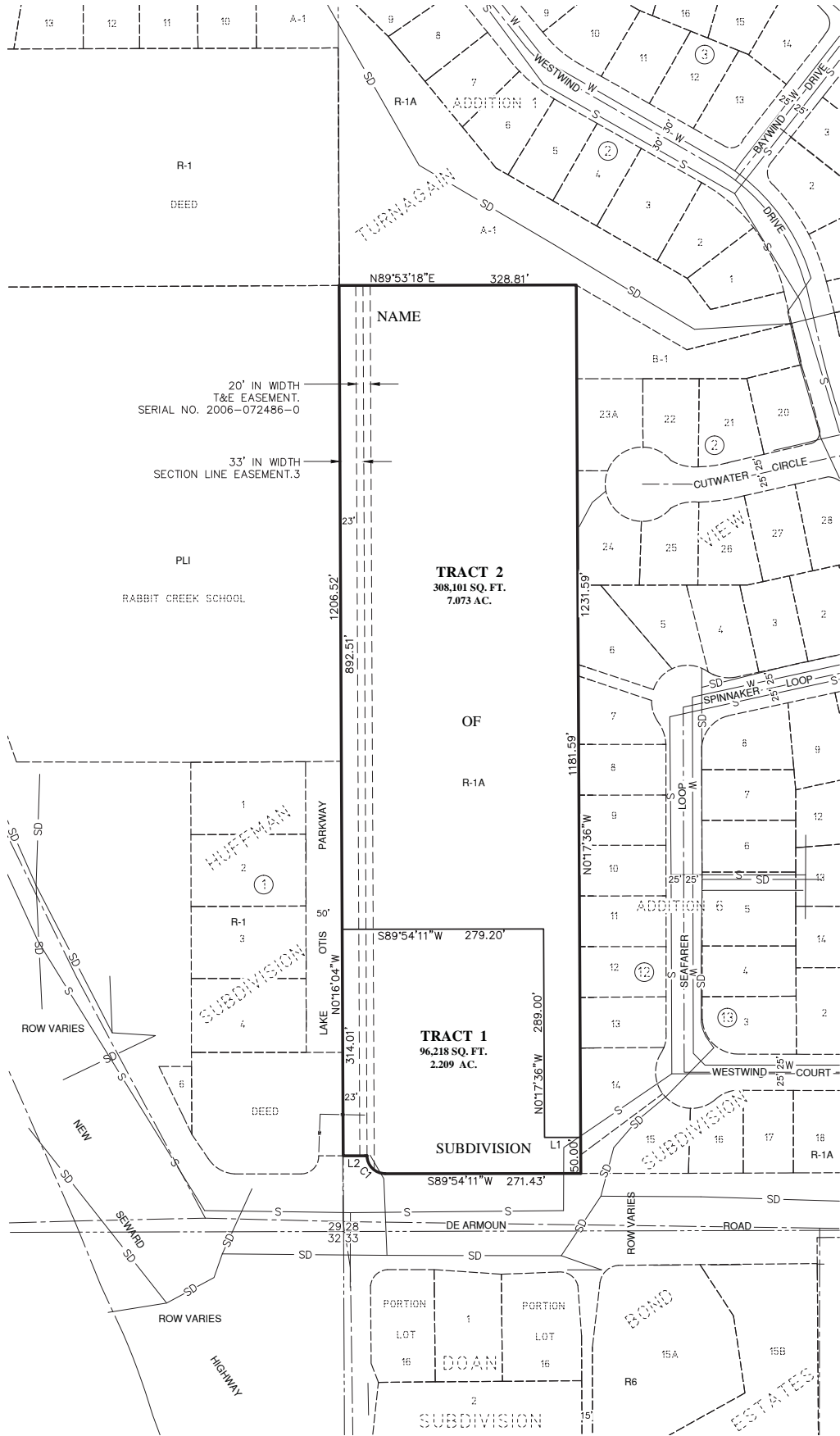
THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS _____ DAY OF _____, 20____

MUNICIPAL CLERK _____ MAYOR OF ANCHORAGE _____

SURVEYOR'S CERTIFICATE

I, STANLEY E. PONSNESS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED, OR IF FINAL COMPLETION IS ASSURED BY SUBDIVISION AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SUBDIVISION AGREEMENT. EXTERIOR CORNERS TO BE SET BY N/A. INTERIOR LOT CORNERS TO BE SET BY N/A.

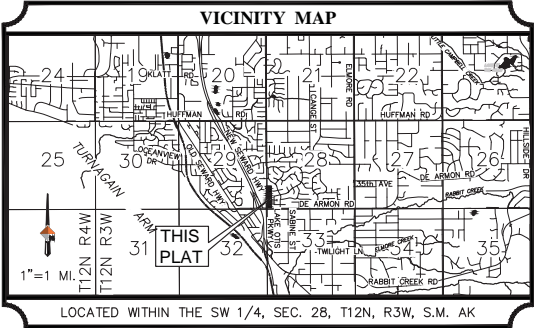


LEGEND

- PLI PUBLIC LAND AND INSTITUTION DISTRICT
- R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT
- R6 SUBURBAN RESIDENTIAL (LARGE LOT) DISTRICT
- SUBDIVISION BOUNDARY LINES
- ADJACENT BOUNDARY LINES
- SECTION LINE
- STREET RIGHT-OF-WAY CENTERLINES
- W — WATER MAINS
- S — SEWER MAINS
- SD — STORM DRAIN

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	S89°54'11"W	50.00'
L2	S89°59'51"W	33.00'
DOWL HKM		

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	89°50'23"	25.00'	39.20'	24.93'	S45°10'37"E
DOWL HKM					



PLAT NOTES

- ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER; OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS, AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS, OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT, AND INTENT.
- ALL SECTION LINE EASEMENTS SHOWN ON THIS PLAT, ARE NOT DEDICATED BY THIS PLAT.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'=30.00').
- ALL BEARINGS, DISTANCES AND AREAS ON THIS PRELIMINARY PLAT ARE APPROXIMATE. NO FIELD SURVEY HAS BEEN COMPLETED FOR THIS PRELIMINARY PLAT.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THIS PLAT:
A) A BLANKET EASEMENT FOR CHUGACH ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 4, 1952 IN BOOK 76 PAGE 266.



DRAFT
PRELIMINARY
FOR REVIEW ONLY

PLAT OF
**NAME OF SUBDIVISION
LOTS, TRACTS, AND BLOCKS**

A 0.000 ACRE SUBDIVISION OF
LEGAL DESCRIPTION NARRATIVE
PER PLAT NO. 00-000.

ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

LOCATED WITHIN
THE SW 1/4, SECTION 28, T13N, R3W, S.M. AK

DOWL HKM
4041 B STREET, ANCHORAGE, ALASKA 99503 PH: (907) 562-2000 FAX (907) 563-3953

DRAWN BY: SMH	DATE OF DRAWING: AUG-07-2014	CHECKED BY: SMH
SCALE: 1"=100'	DATE OF SURVEY: ???-???, ????	FBK: ????
W.O: 1122.61621	CERT/PLAT: ??? NO. ?????????	GRID: SW2934
DOWL HKM FILE No: ???-??	M.O.A. CASE FILE NO: S-?????-?	SHEET 1 OF 1

Summary of Community Meetings

Following is a summary of the public outreach, completed to date, for the new Fire Station 9 project. The design teams, including staff from Bettisworth North Architects, DOWL HKM, the Anchorage Fire Department, and Municipality of Anchorage Public Works Department have attended two community meetings. The planning process and building design were presented at both the August 18, 2014 Huffman/O'Malley Community Council meeting and at a special Public Meeting on August 28, 2014. The special Public Meeting was noticed 21 days in advance of submitting the Application for Zoning Map Amendment application. This notice included a flyer mailed to residences within a 1000-foot radius of the project area and emailed to the Federation of Community Councils for dissemination to the Huffman/O'Malley, Rabbit Creek, and Oceanview/Old Seward Community Councils.

Huffman/O'Malley Community Council Meeting

About 25 residents attended the August 18 Huffman/O'Malley Community Council meeting. The design team introduced themselves and provided a project overview, including project history (Site Selection Study process), and required land use entitlements (Rezone, Replat, and Major Site Plan Review) were presented. The overview of the land use entitlements included explaining the process for each action and providing the proposed schedule for submitting each application and its corresponding public hearing. It was also discussed how comments from neighbors, that came out of the Site Selection Study process, were incorporated into the replat configuration, rezone (park dedication), and site plan design. A reminder was provided that a public meeting for the project, more heavily focused on the site layout and design, would be held the following Thursday (August 28th). Comments (C) and responses (R) that came out of the community council meeting include:

- **C: What is construction schedule?**
R: Clearing will begin fall of 2014 to avoid the bird clearing window. Building construction will begin spring 2015.
- **C: Are there any planned projects to improve Lake Otis Parkway**
None associated with this project and no others that we are aware of at this time.
- **C: What will be the hours of operation for construction?**
The project RFP will require construction to be limited to typical business hours – 8AM to 6PM, Monday through Friday.
- **C: The building footprint looks small. Will the new station house all of the functions at the current Fire Station 9?**
The new station will house all existing functions function. The building is actually larger than the existing building – the new building will be about 11,000 square feet while the existing is about 9,000 square feet.

Public Meeting

Four residents attended the Public Meeting. The Public Meeting agenda was: 5PM to 5:45PM Open House, 5:45PM to 6:15PM Presentation, and from 6:15PM to 7PM Questions and Answers. The design

team set up three stations covering the planning process, site layout and park improvements, and on the architecture design, which included presentation boards and a team member available to answer questions during the 45-minute open house period. Comments (C) and responses (R) that came out of this portion include:

- **C: What happens to the existing Fire Station 9 on Huffman**
R: It will be sold, likely for commercial use.
- **C: Provide berms and dense vegetation at north entry to limit impact on neighbors across Lake Otis Parkway.**
R: The landscape will be designed to mitigate any potential impacts from the site to the neighbors to the east and west.
- **C: Provide flashers on De Armoun Road to alert drivers of response by AFD.**
R: Flashers are subject to approval by the Department of Transportation & Public Facilities. We will include this in conversations with DOT&PF.

In addition to these community meetings, we have two members of the Huffman/O'Malley Community Council participating on the design team, including participating in integral meetings where design options are being considered, to ensure appropriate design measures are taken to mitigate to the extent practical any potential impacts to the residential character of the neighborhood.



Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519



Resolution No. 2014-18

Resolution of Support of Proposed Site Plan for Fire Station 9, Including Subdivision of Rabbit Creek Park

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

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

WHEREAS, the Anchorage Parks and Recreation Commission recognizes the importance of protecting Municipal resources for permanent and long-term park use appropriate for providing an inclusive, orderly, cost effective and publicly supported park and recreation system; and

WHEREAS, the Parks and Recreation Commission at its October 11, 2012, meeting made recommendations applicable in the event that Rabbit Creek Park was selected as the site for a new municipal fire station to improve safety and otherwise serve the community; and

WHEREAS, the Planning and Zoning Commission at its November 5, 2012, meeting approved selection of a portion of Rabbit Creek Park as the site for the facility subject to the Parks and Recreation Commission recommendations, and

WHEREAS, as a condition of support for this use of municipal park property, the Parks and Recreation Commission has the opportunity to review and comment on the proposed site plan for the facility to verify that the plan mitigates potential impacts on the park and park neighbors; and

WHEREAS, the plans as presented, including site plan and subdivision, retain substantial existing vegetation and incorporate vegetative buffers at the perimeter of the site, and the plans indicate an architectural design to visually complement and enhance the park and neighborhood; and

WHEREAS, the project as presented also addresses the other recommendations of the Commission, including formal dedication of the remainder of Rabbit Creek Park and continued involvement of the Parks and Recreation Department in refinement of the plans with potential park improvements; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission supports the conceptual plans for Fire Station 9, subject to conditions of Planning and Zoning Commission Resolution No. 2012-053.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 11th day of September 2014.

Chair
Parks and Recreation Commission

ATTEST:

John Rodda, Director
Parks & Recreation Department