



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.**

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Maintenance Superintendent  
Municipality of Anchorage  
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- 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)

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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:


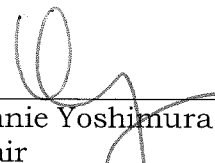
1. The recommended location is the best location to meet the goal of the *Anchorage Fire Department Strategic Plan* to respond to 90% of the calls within four (4) minutes or less.
2. It appears that there has been substantial analysis regarding the site in terms of the soil, the drainage, the utilities 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 5<sup>th</sup> day of November 2012.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3<sup>rd</sup> 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:**

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July 2012

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Appendix E .....	Site 19: 4-Minute Response Map

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## LIST OF ACRONYMS

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



## EXECUTIVE SUMMARY

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

The site identification and evaluation process consisted of:

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

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

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

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

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

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

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

## **1.0 INTRODUCTION**

### **1.1 Background**

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

### **1.2 New Site Criteria**

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

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

These evaluation criteria are described further below.

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

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

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

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

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

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



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

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

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

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

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

### **1.3 Site Selection Process**

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

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

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

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

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

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

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

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

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

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

#### **1.4 Sites Selected for Further Analysis**

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

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

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

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

## **1.5 Land Use Planning Considerations**

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

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

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



## **2.0 SITE EVALUATIONS**

### **2.1 Site 12 Evaluation**

#### **2.1.1 General Information/Size**

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

#### **2.1.2 Zoning District**

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

#### **2.1.3 Accessibility**

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

#### **2.1.4 Environmental Resource Sensitivity**

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

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

#### 2.1.5 Soils and Drainage

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

#### 2.1.6 Availability of Utilities

##### *Water Supply*

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

##### *Sewer*

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

##### *Storm Drain*

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

##### *Power*

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

### *Gas*

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

### *Telephone*

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

### *Cable*

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

#### 2.1.7 Location/Response Time

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

#### 2.1.8 Acquisition/Site Development Cost

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

## **2.2 Site 19 Evaluation**

### **2.2.1 General Information/Size**

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

### **2.2.2 Zoning District**

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

### **2.2.3 Accessibility**

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

### **2.2.4 Environmental Resource Sensitivity**

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

### **2.2.5 Soils and Drainage**

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



## 2.2.6 Availability of Utilities

### *Water Supply*

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

### *Sewer*

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

### *Storm Drain*

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

### *Power*

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

### *Gas*

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

### *Telephone*

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

### *Cable*

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

#### 2.2.7 Location/Response Time

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

#### 2.2.8 Acquisition/Site Development Cost

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

#### 2.2.9 Neighborhood Compatibility Issues

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

### **2.3 Site 23 Evaluation**

#### 2.3.1 General Information

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

### 2.3.2 Zoning District

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

### 2.3.3 Accessibility

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

### 2.3.4 Environmental Resource Sensitivity

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

### 2.3.5 Soils and Drainage

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

### 2.3.6 Availability of Utilities

#### *Water Supply*

This site is currently developed and has water service.

*Sewer*

This site is currently developed and has sewer service.

*Storm Drain*

This site is currently developed and has storm drain service.

*Power*

This site is currently developed and has power service.

*Gas*

This site is currently developed and has gas service.

*Telephone*

This site is currently developed and has telephone service.

*Cable*

This site is currently developed and has cable service.

**2.3.7 Location/Response Time**

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

**2.3.8 Acquisition/Site Development Cost**

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

### **3.0 COMPARISON AND RECOMMENDATIONS**

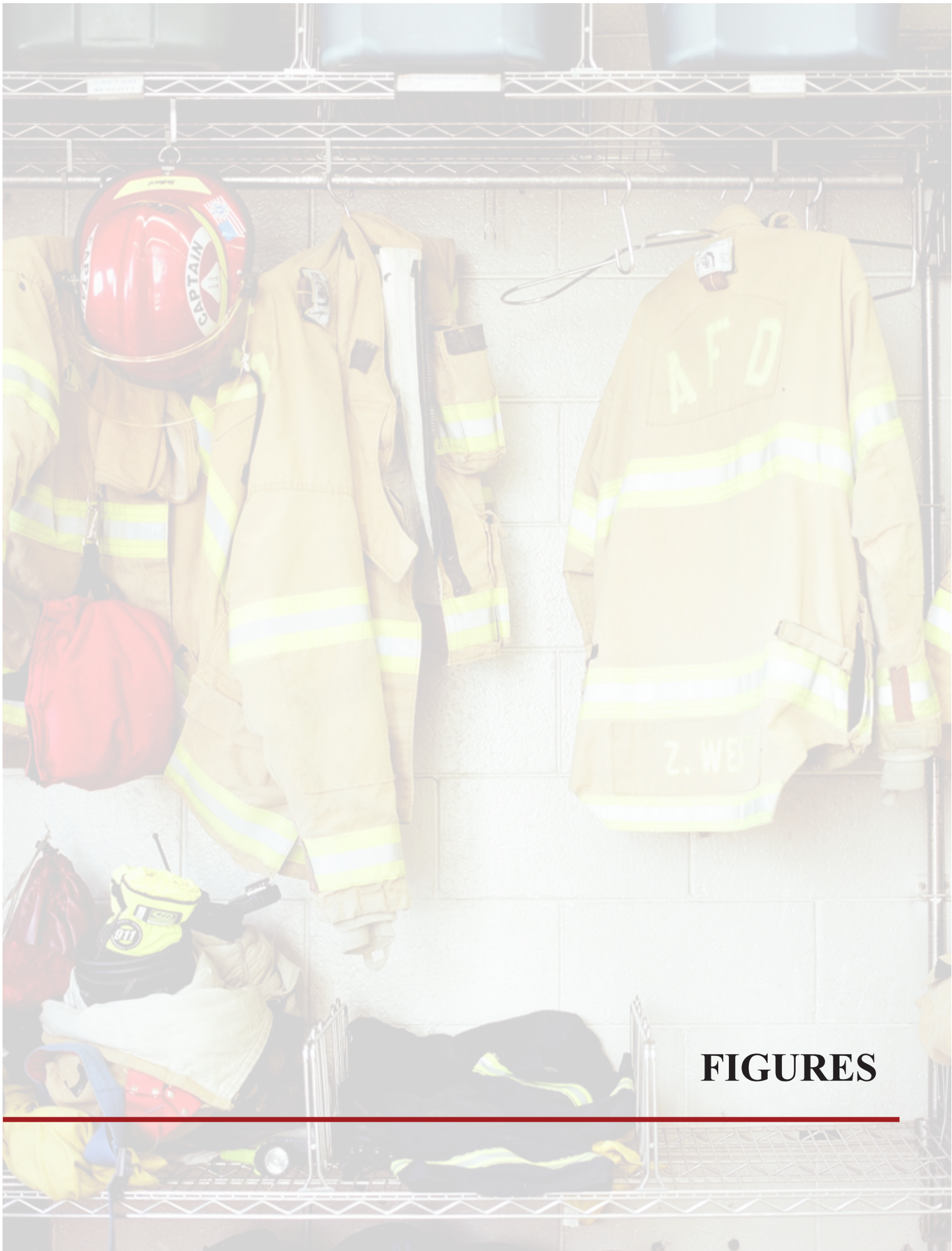
All three potential sites present challenges and benefits when considered for the potential of a fire station site. The site which scores best from a size, accessibility, and available utilities standpoint (Site 12) is the least desirable from a location and response time and acquisition standpoint.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

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

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

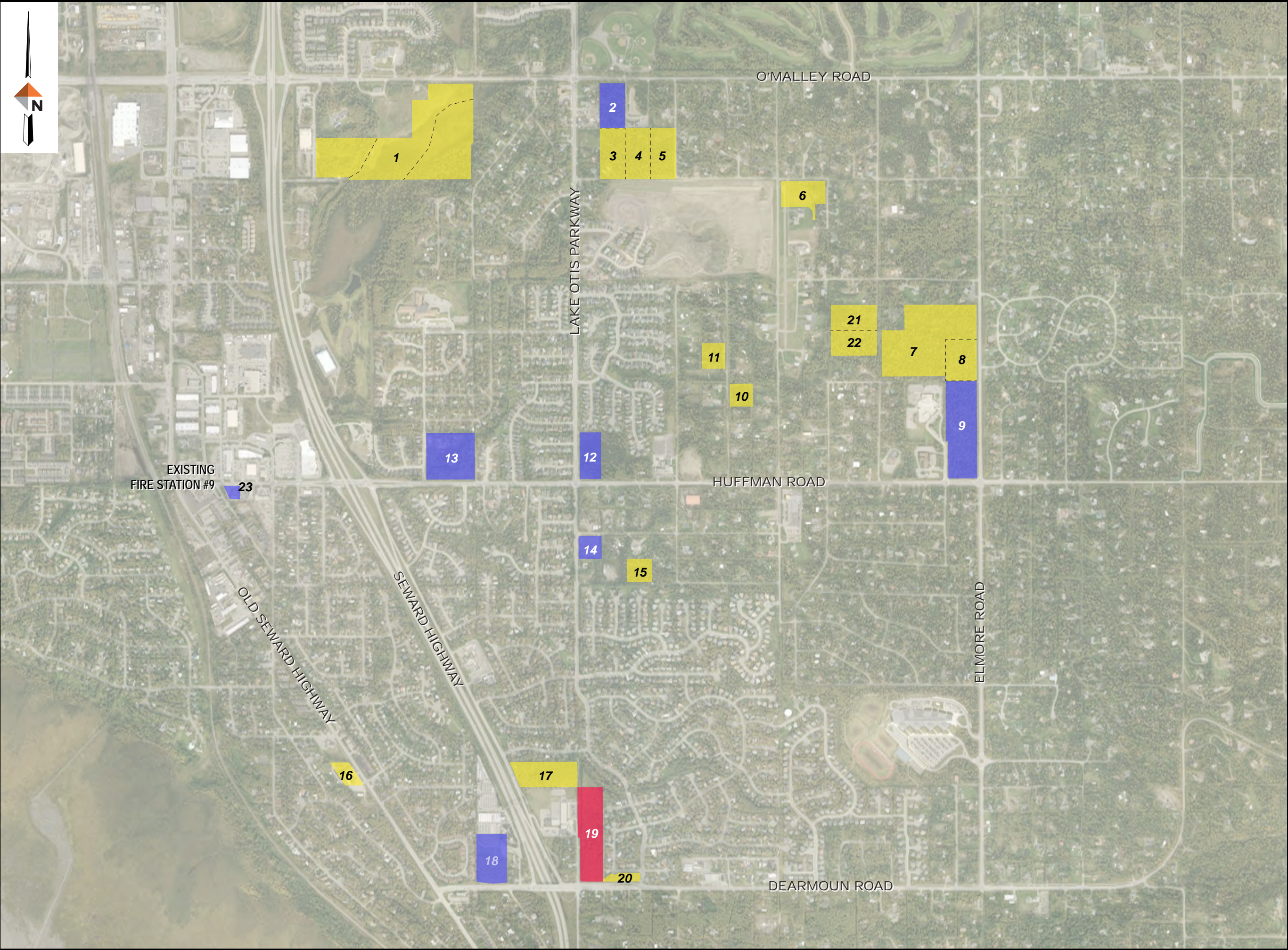
The proposed fire station site will require a public hearing in front of the MOA Urban Design Committee (UDC) for a Public Facility Site Plan Review and Public Facility Landscape Review.

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



**FIGURES**





LEGEND

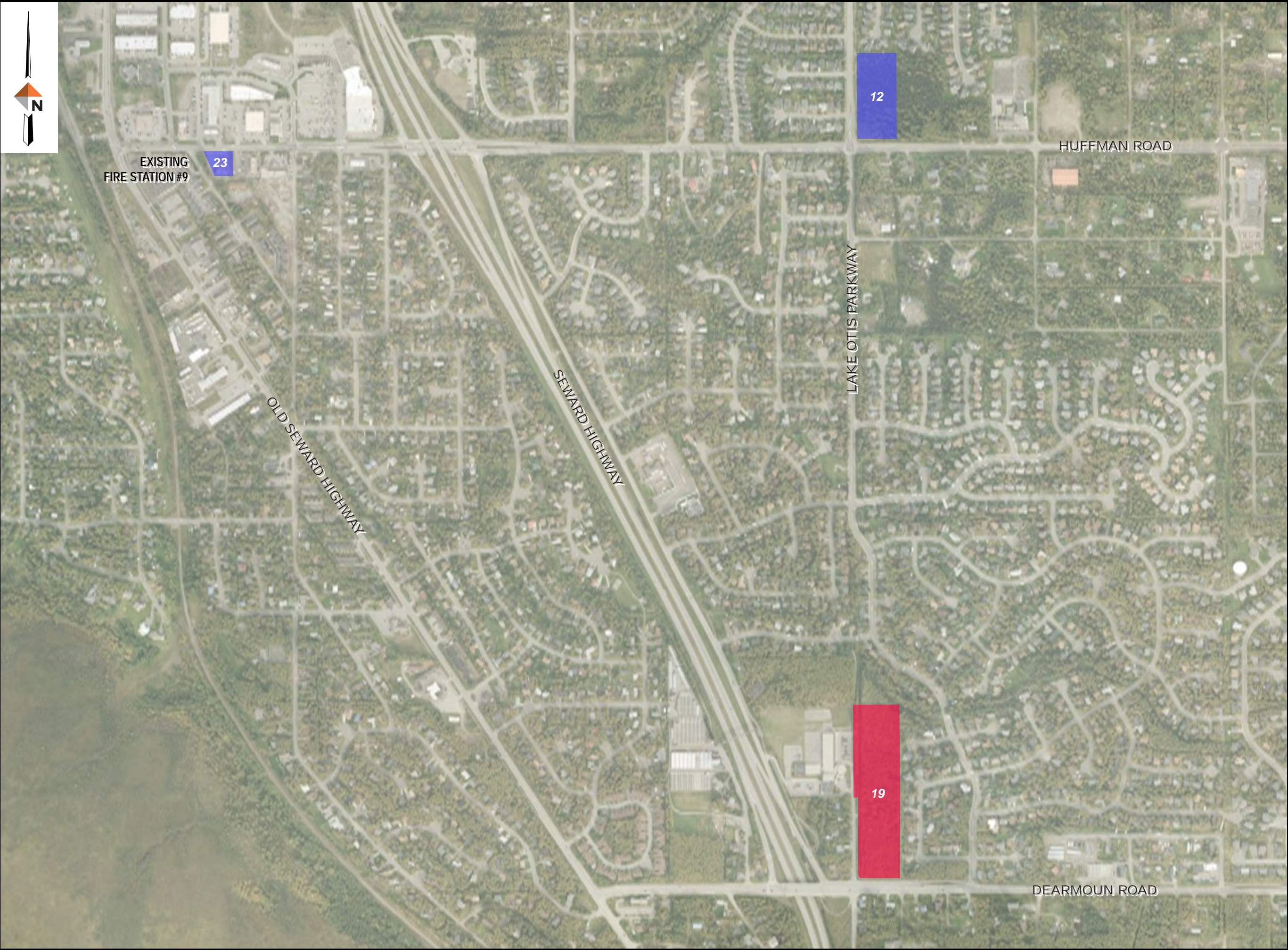
- INITIAL SITES  
SELECTED
- SECOND ROUND  
SITES SELECTED
- FINAL SITE

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

Figure 1  
POTENTIAL  
SITES  
EVALUATED







LEGEND

- THIRD ROUND SITES SELECTED
- FINAL SITE

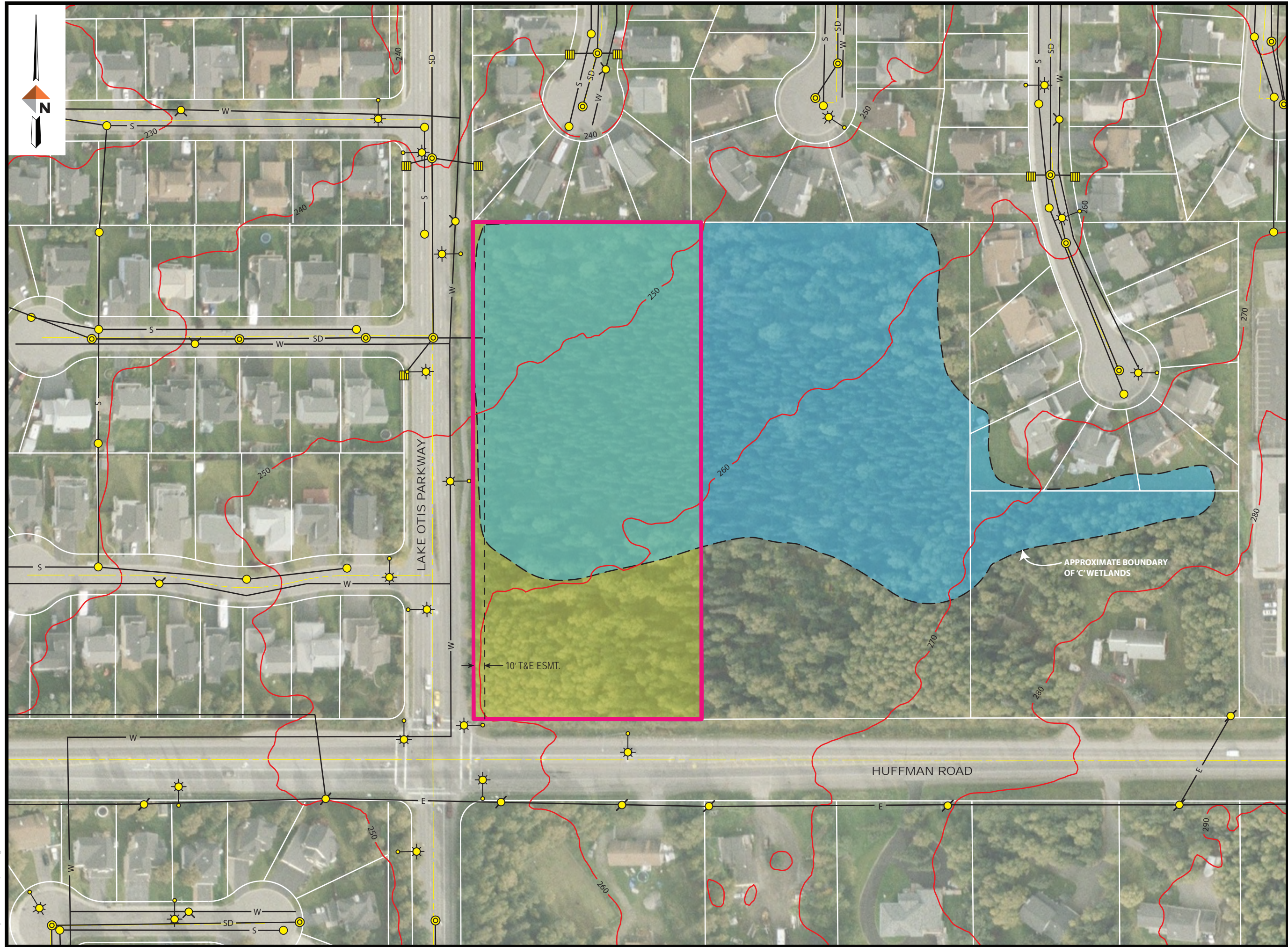
Anchorage Fire Station No. 9  
SITE SELECTION STUDY  
Anchorage, Alaska

Figure 2

FINAL  
SITE  
ANALYZED



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**LEGEND**

- ANALYZED SITE(S)
- WATER LINE (W)
- SEWER LINE (S)
- STORM DRAIN (SD)
- ELECTRIC UTILITY (E)
- 150 CONTOUR LINE

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

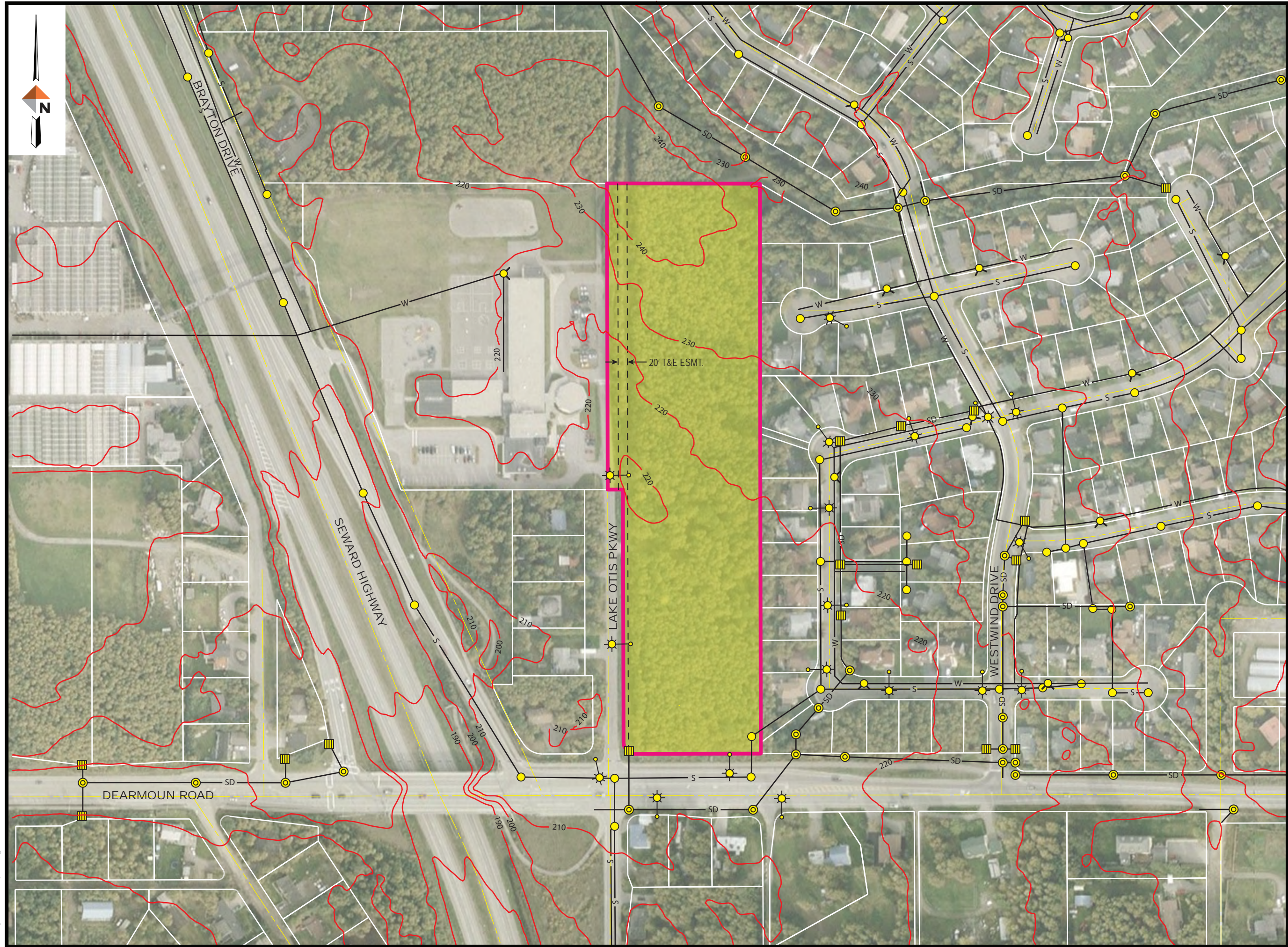
**Figure 3**

**SITE 12  
ANALYZED**

**DOWL HKM**



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**LEGEND**

- ANALYZED SITE
- WATER LINE
- SEWER LINE
- STORM DRAIN
- ELECTRIC UTILITY
- 150 CONTOUR LINE

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

**Figure 4**  
**SITE 19**  
**ANALYZED**





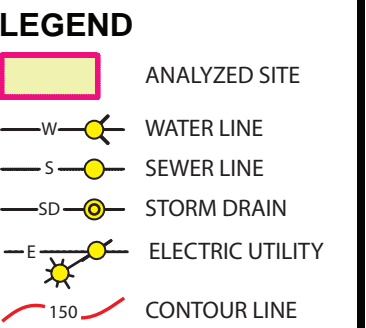
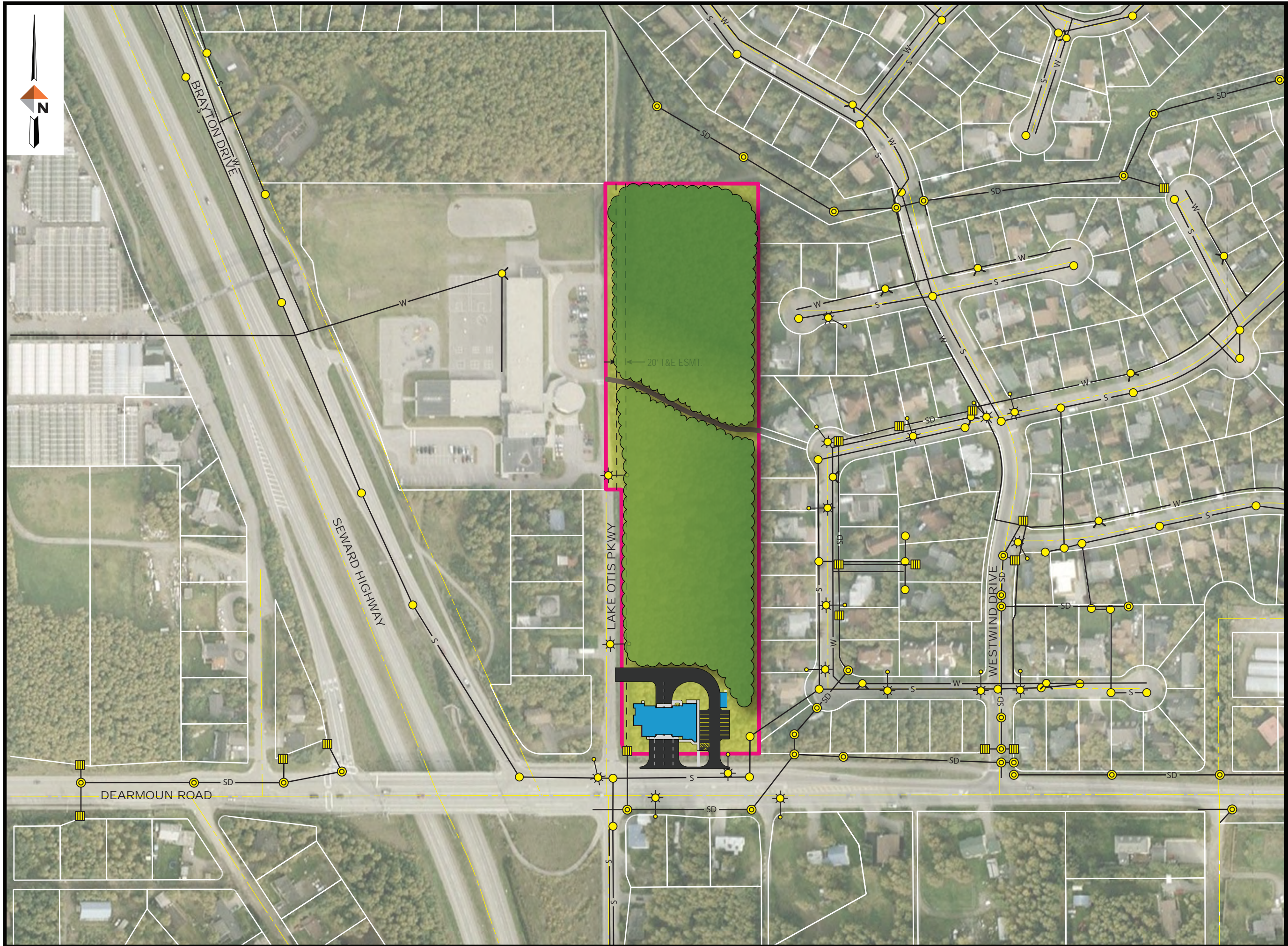
**LEGEND**

- ANALYZED SITE
- W WATER LINE
- S SEWER LINE
- SD STORM DRAIN
- E ELECTRIC UTILITY
- 150 CONTOUR LINE

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

**Figure 5**  
**SITE 23**  
**ANALYZED**





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

**Figure 6**

**SITE 19  
CONCEPT  
PLAN**





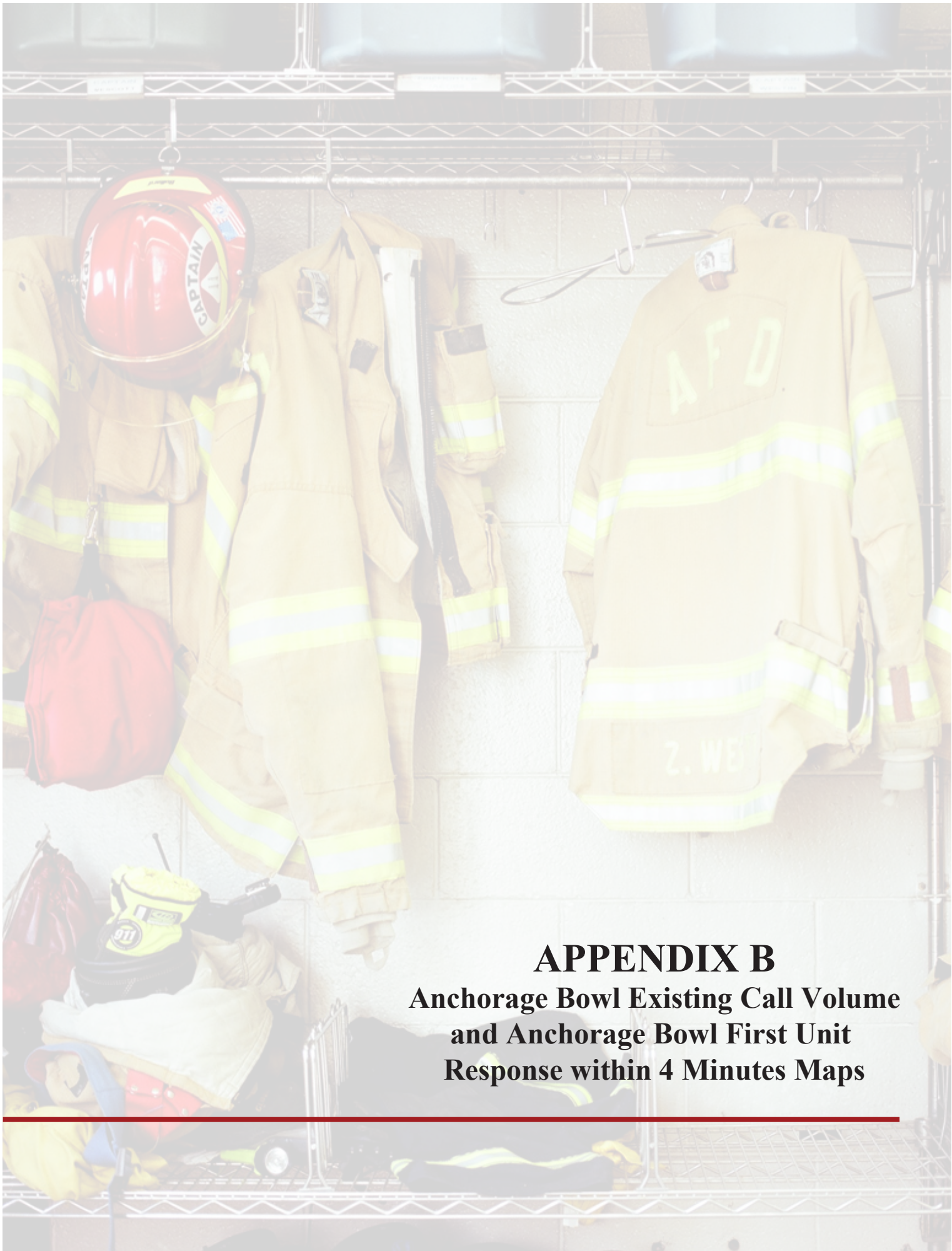
**APPENDIX A**  
**Site Evaluation Matrix**

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Appendix A - Fire Station 9 Site Evaluation Matrix									
LOCATION	Site 2	Site 7	Site 9	Site 12	Site 13	Site 14	Site 18	Site 19	Site 23
Physical Location (address and legal)	T12NR3W Section 21, Lot 15	Woodhaven #2 Subdivision, Tract D-1B-A	12000 Elmore Road - Woodhaven #2 Subdivision, Tract D-1B	T12N R3W SEC 21 W2SW4SW4SW4	12301 Gregory Road - Gregory Subdivision, Tract 14	12651 Lake Otis Parkway - Drake Subdivision , Block 4, Lot 1	2 parcels - T12N R3W SEC 29 E2W2SW4SE4SE4 and T12N R3W SEC 29 W2W2SW4SE4SE4	2631 De Armoun Road - T12N R3W SEC 28 W2W2SW4SW4	1148 Huffman Road (Existing FS 9)
Zoning District	R6	R6	R6	R6	R6	R6	R1	PLI	PLI
Land Use Entitlement Action Required	Rezone	Rezone & Replat	Rezone & Replat	Rezone	Rezone & Replat	Rezone	Rezone	Replat	None
Adjacent Land Use	North - Park and vacant PLI; East - Greek Orthodox Church; South - residential and vacant residential; West - mixed residential and commercial	North - Vacant; East - Residential; South - Residential; West; School	North - Vacant; East - Residential; South - Residential; West; School	North - Residential; East - Vacant; South - Residential; West; Residential	North, East, South and West - Residential	North,South and West - Residential; East -Vacant Residential and Residential	North - Commercial (Nursery), East - Residential; South - Vacant Residential / Residential; West - Residential	North, East, and South - Residential; West - Rabbit Creek School	North, East, and West - Commercial; South - Multi- Family Residential
Significant Zoning Restrictions (easements, height, etc.)		Plat note restricts access to one location onto Elmore.							
Seismic Zone / Concerns	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low	Moderately low
FUNCTION									
Site Acquisition	George L. Arcand Revocable Living Trust - site currently not for sale	Spinvest, LLC - site currently not for sale	MOA owned	Boyle Family Trust - site currently not for sale	Helen M. - site currently not for sale	Jung D. Kwon - site currently not for sale	National Spiritual Assembly of the Baha'is of Alaska - site currently not for sale	MOA owned	MOA owned
Size of Site	~4.4 acres	~19.8	~11.5 acres	~ 3.9 acres	~8.8 acres	~2 acres	~5.6 acres	~9.28 acres	~0.83 acres
Soils / Drainage condition	Primarily Deception- Estelle-Kichatna complex, undulating and hilly (Silt loam to very gravelly sandy loam) - Well drained.	Primarily Matsu silt loam - somewhat poorly drained.	Silt Loam - Somewhat poorly drained	Primarily Matsu silt loam - somewhat poorly drained.	Primarily Cryothents and urban land and a portion Kashwitna-Kichatna Complex (silt loam) - Well to Somewhat excessively drained	Cryorthents - somewhat excessively drained	Cryorthents - somewhat excessively drained	Deception-Estelle- Kichatna complex, undulating and hilly (Silt loam to very gravelly sandy loam) - Well drained.	Cryorthents and urban land - somewhat excessively drained
Environmental Concerns	Unknown	Unknown	Unknown	Class C Wetlands encumber most of the site and small creek runs through back of site	Unknown	Unknown	Unknown	Unknown	Unknown

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

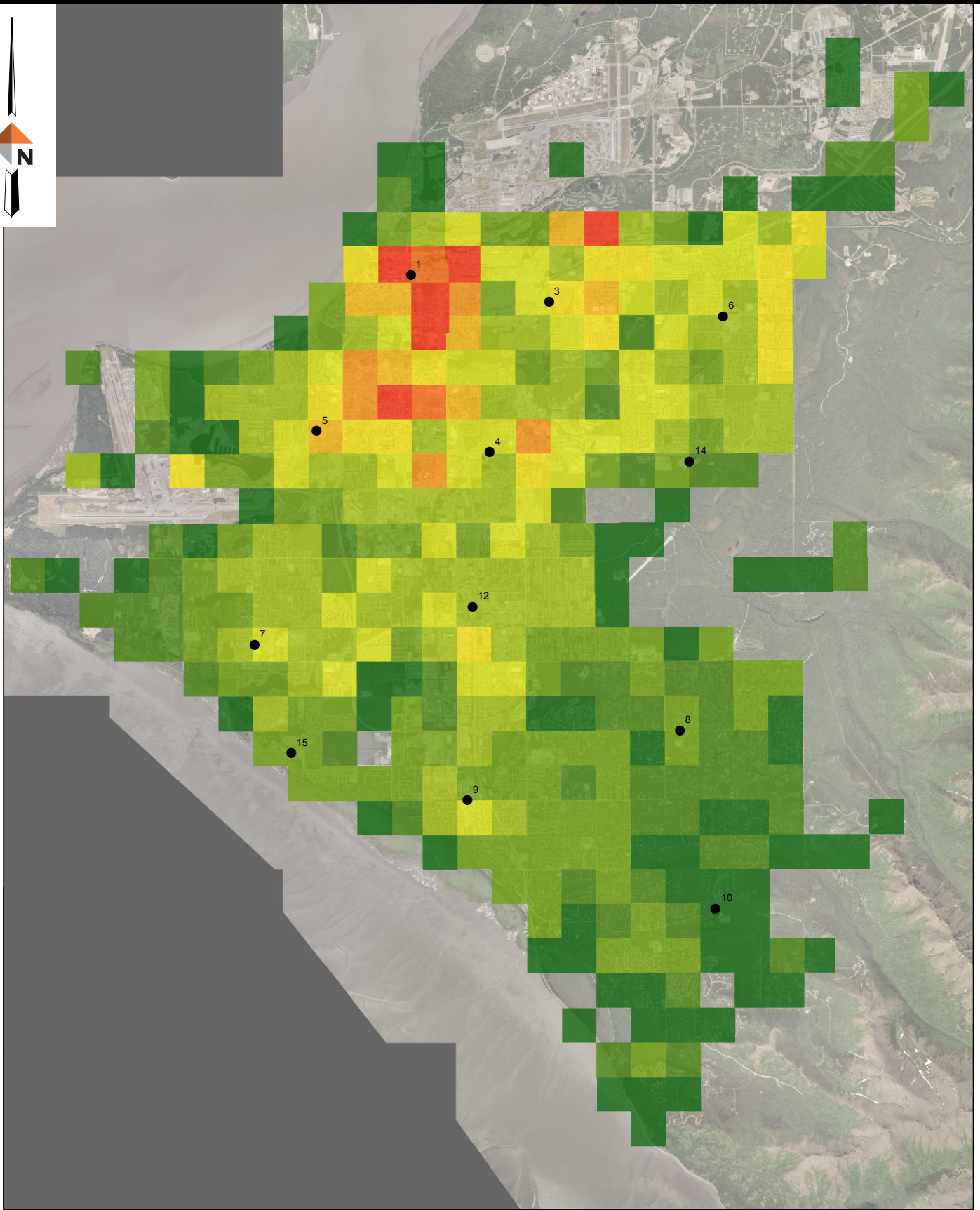


## **APPENDIX B**

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

---





## LEGEND

● EXISTING Fire Stations	
Code Red Incidents	
1-5	101-200
6-10	201-300
11-50	301-400
51-100	401-500
	501-600
	601-1084

# Anchorage Fire Station No. 9 SITE SELECTION STUDY

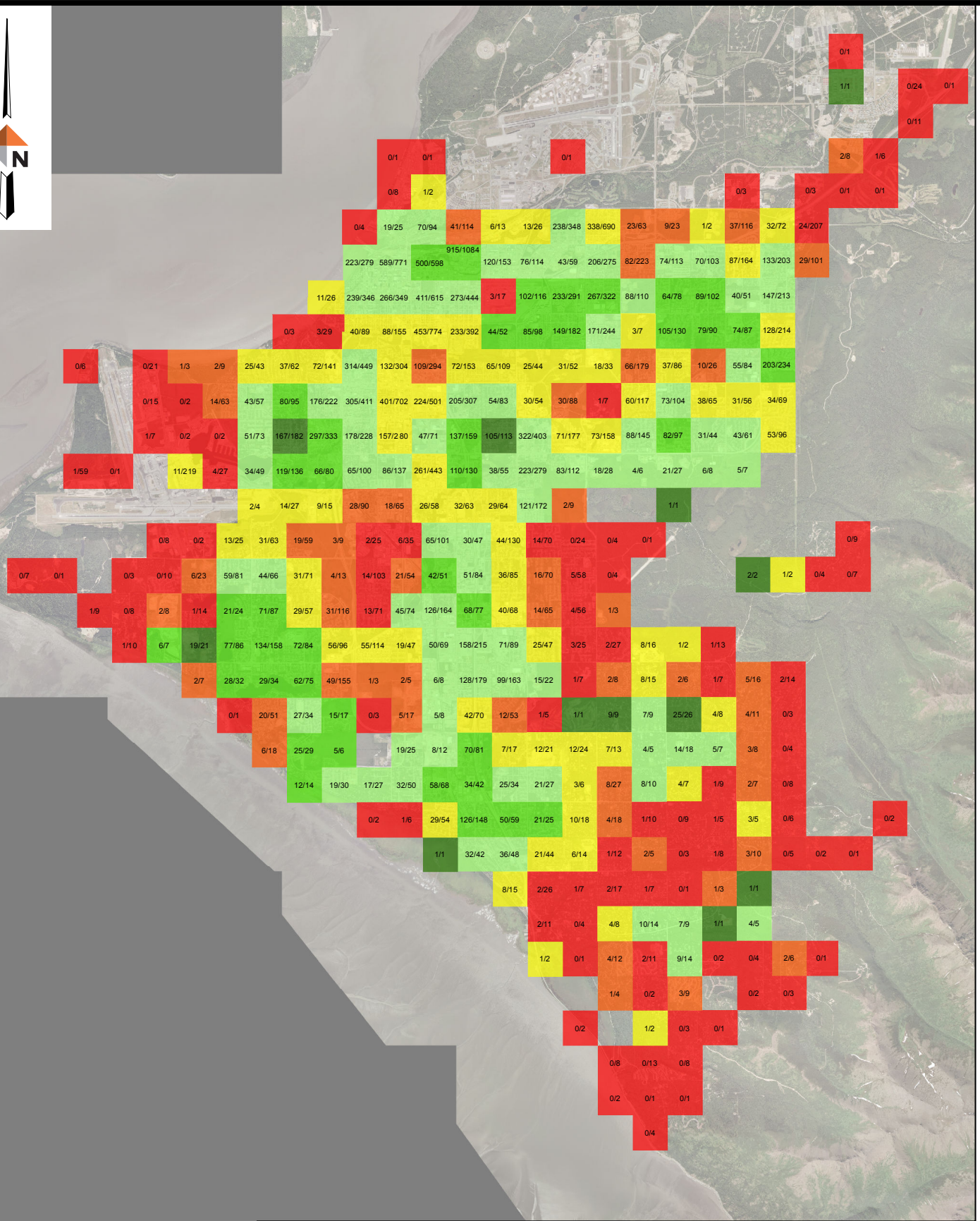
Anchorage, Alaska

## APPENDIX B

### ANCHORAGE BOWL EXISTING CALL VOLUMES







## LEGEND

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

- 0-20%
- 20.1-40%
- 40.1-60%
- 60.1-80%
- 80.1-89.9%
- 90%-100%

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

## Anchorage Fire Station No. 9 SITE SELECTION STUDY

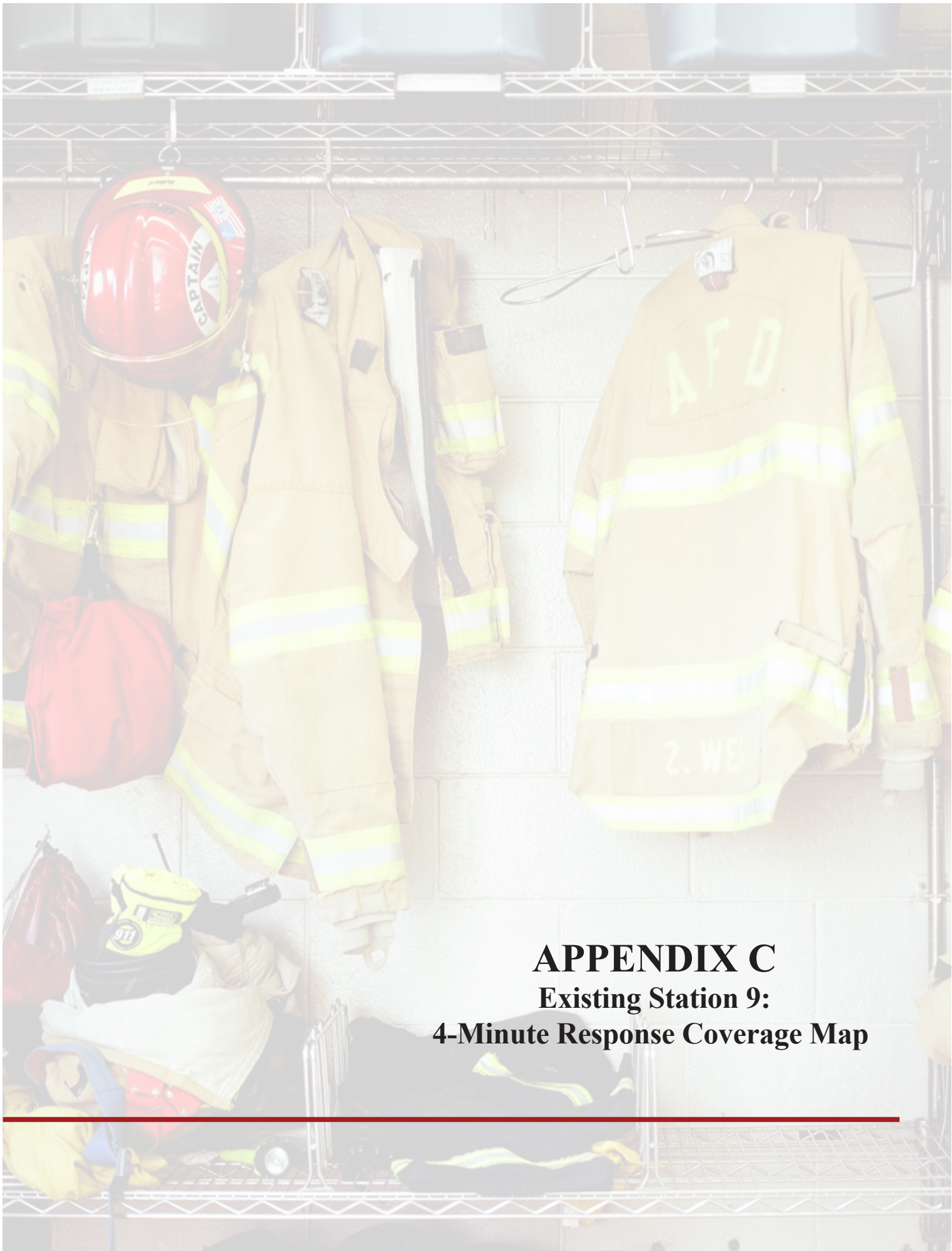
Anchorage, Alaska

## APPENDIX B

### ANCHORAGE BOWL FIRST UNIT RESPONSE WITHIN 4 MINUTES



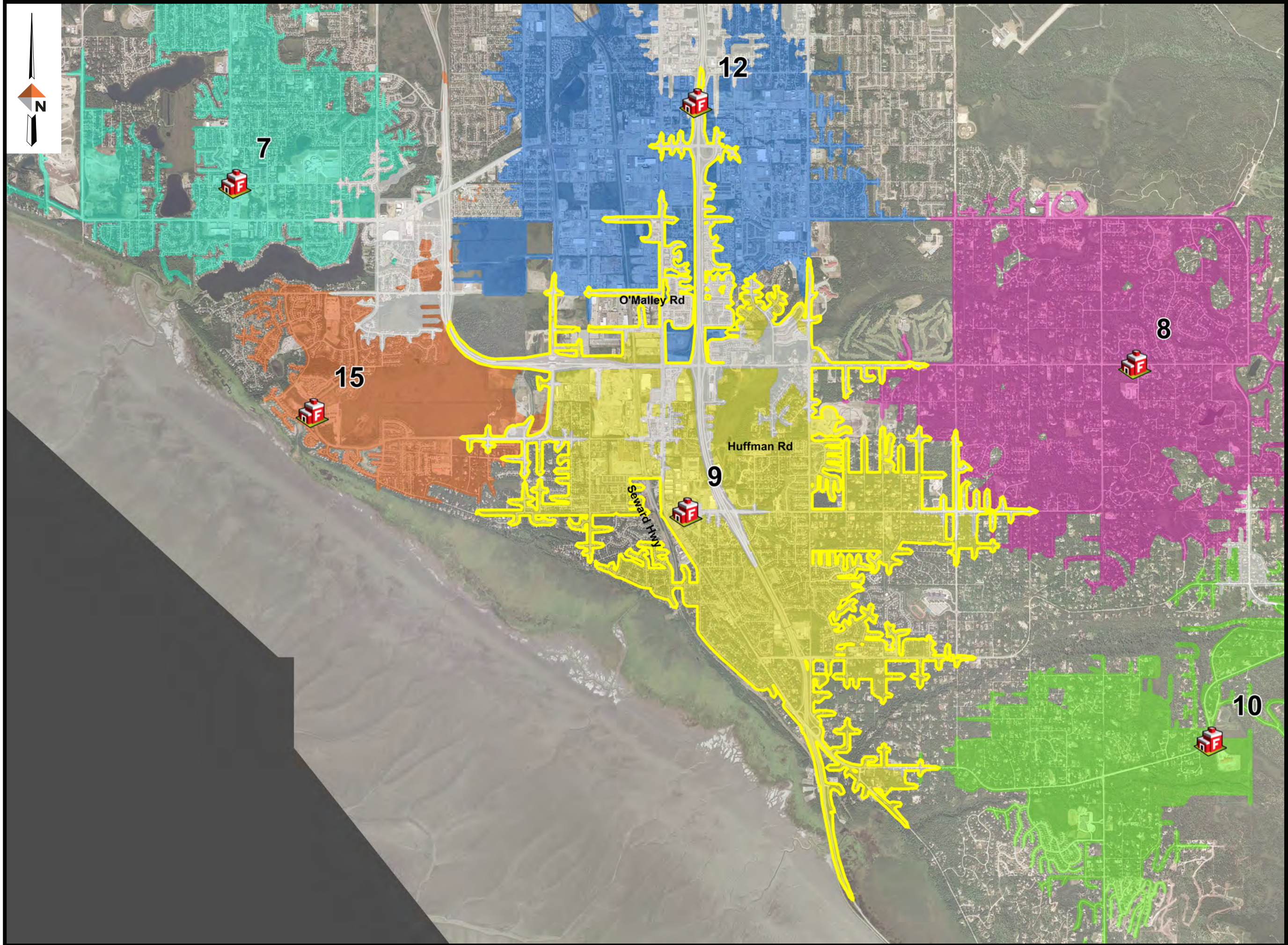




**APPENDIX C**  
**Existing Station 9:**  
**4-Minute Response Coverage Map**

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**LEGEND**

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

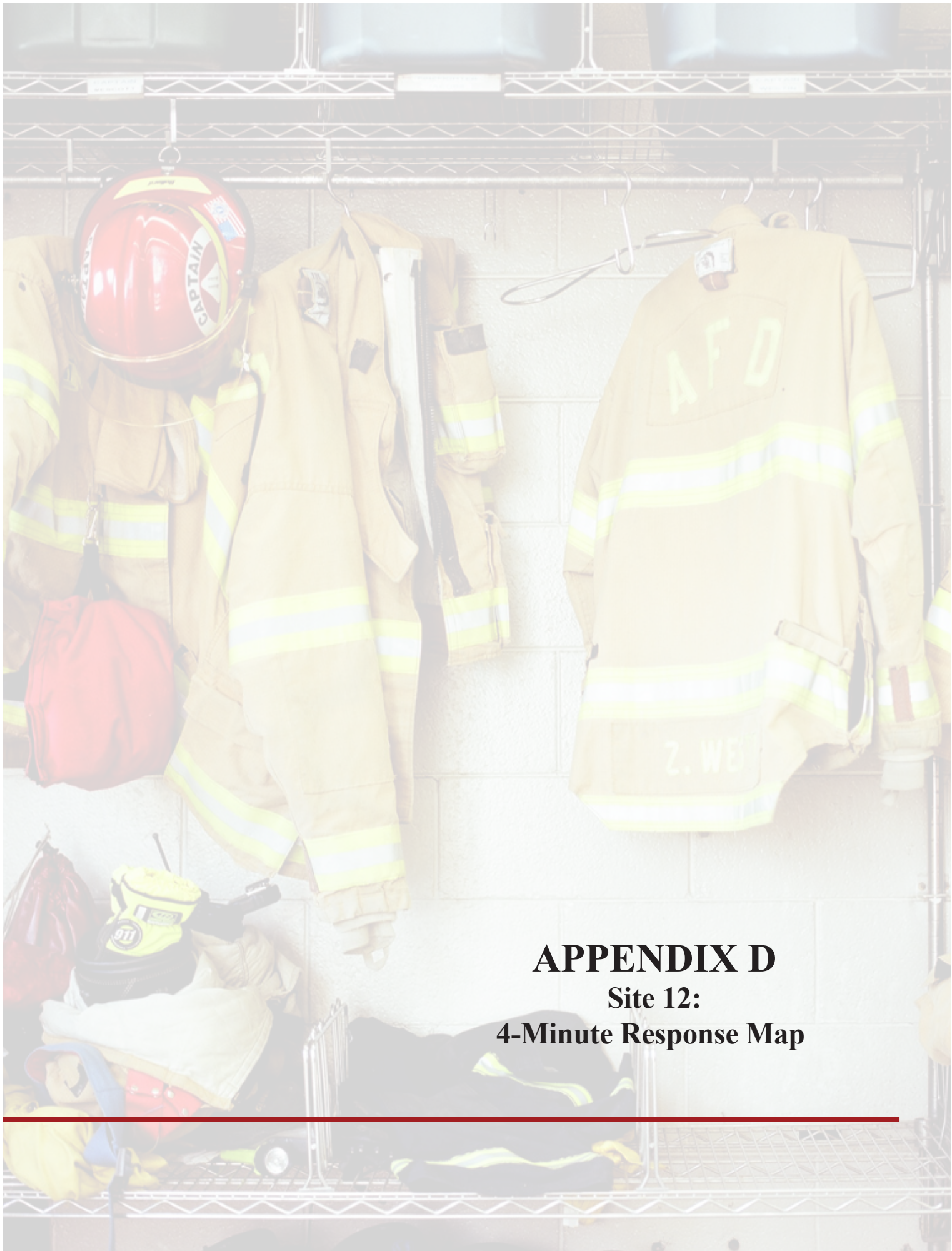
Anchorage Fire Station No. 9  
**SITE SELECTION STUDY**  
Anchorage, Alaska

**Appendix C**

EXISTING  
STATION 9  
4-MINUTE  
RESPONSE  
MAP



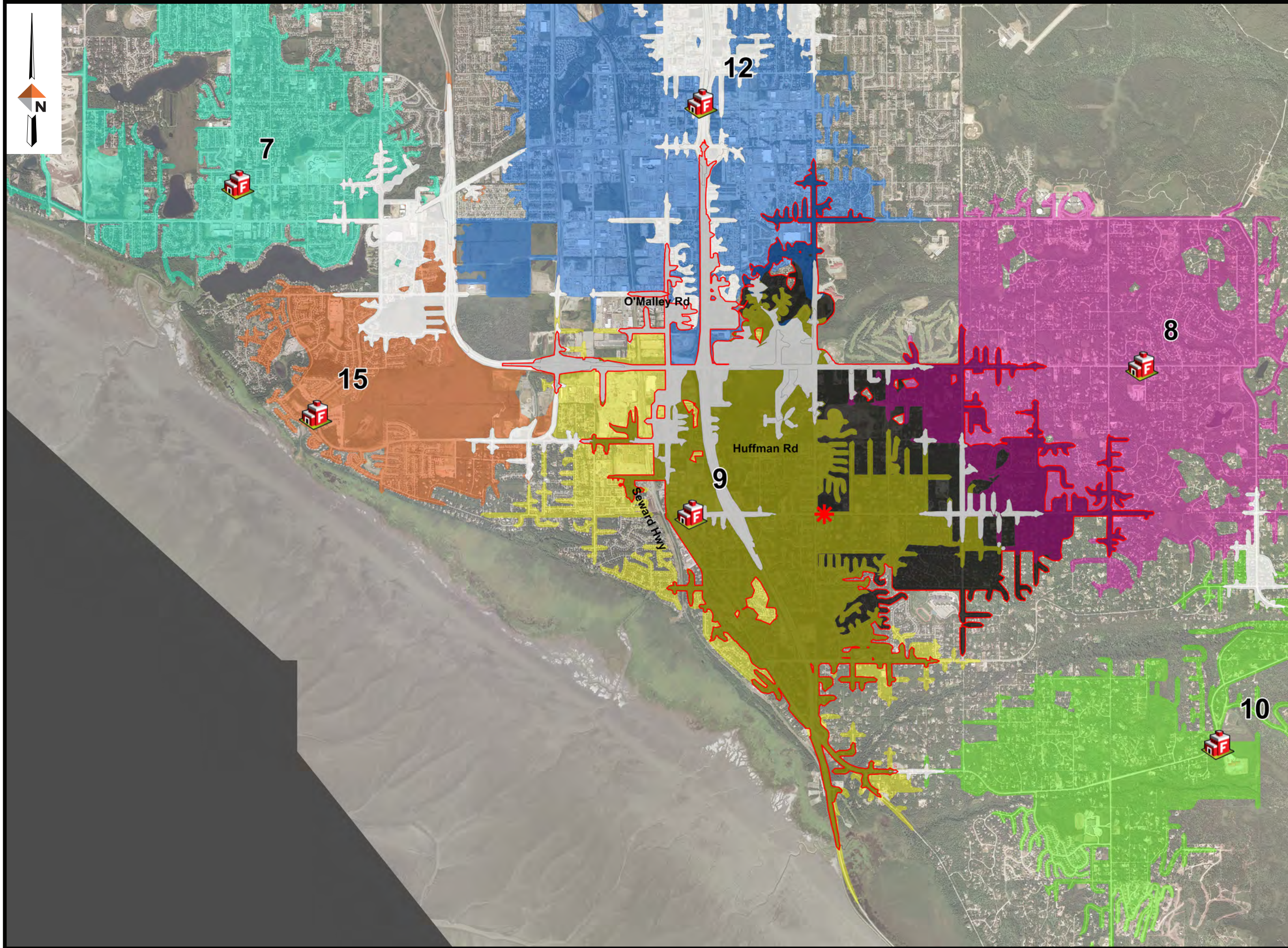




**APPENDIX D**  
**Site 12:**  
**4-Minute Response Map**

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**LEGEND**

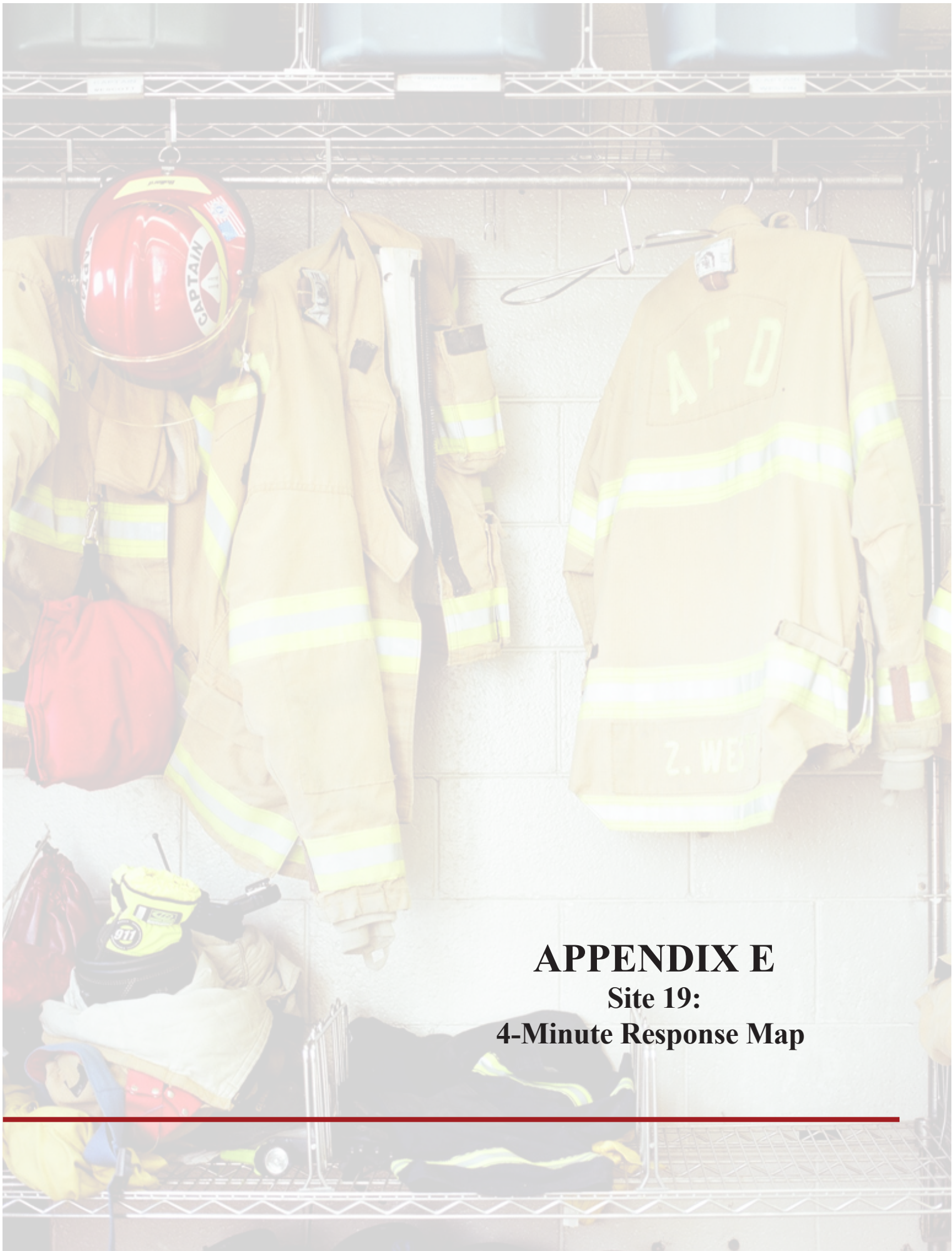
- Site #12
- Site #12 : 4-Minute Response Outline
- Site #12 : 4-Minute Response Area
- Existing Fire Station
- 4-Minute Response Overlap
- Fire Station 7 : 4-Minute Response Area
- Fire Station 8 : 4-Minute Response Area
- Fire Station 9 : 4-Minute Response Area
- Fire Station 10 : 4-Minute Response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

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

**Appendix D**

**SITE 12:  
4-MINUTE  
RESPONSE  
MAP**

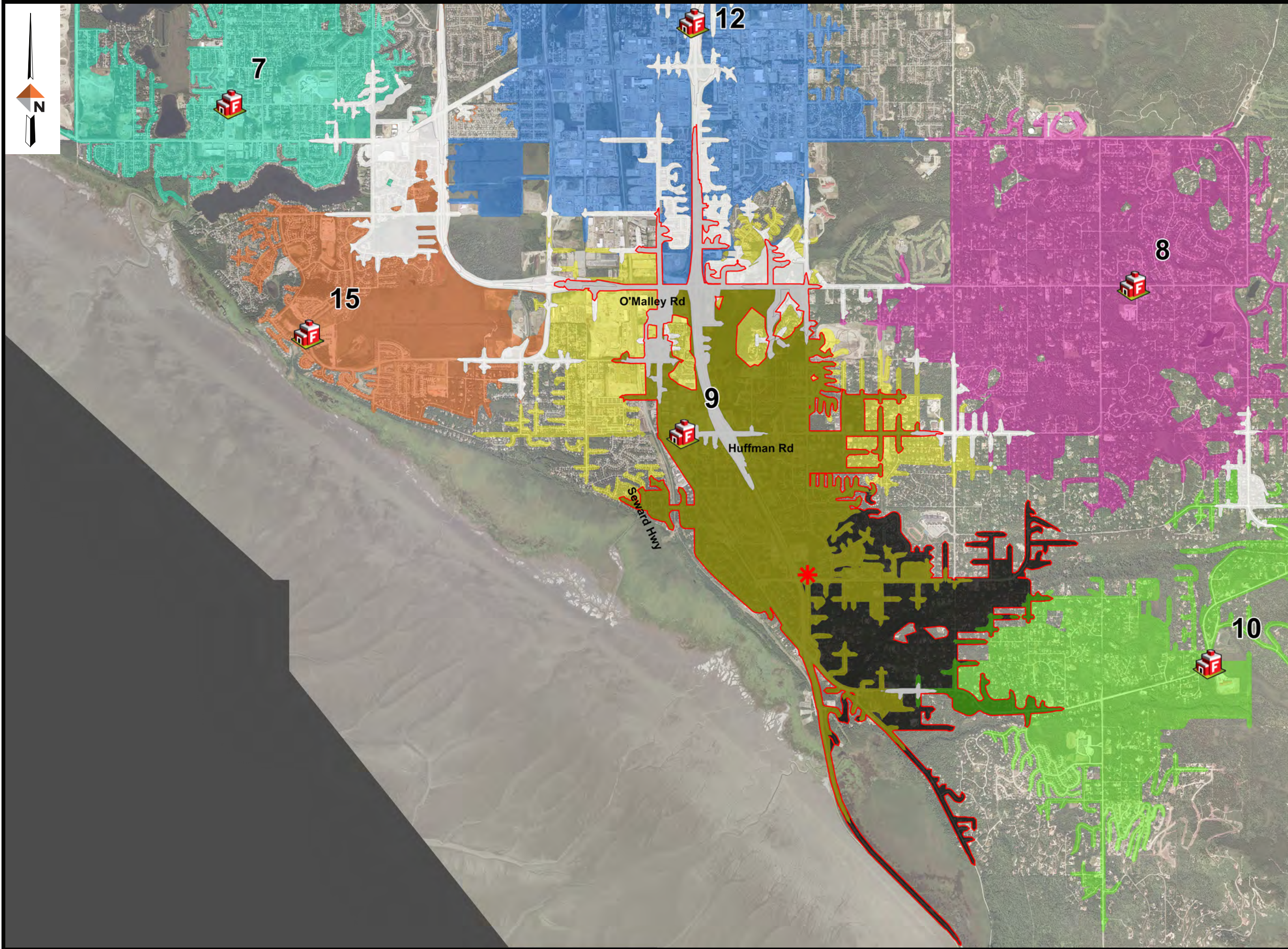




**APPENDIX E**  
**Site 19:**  
**4-Minute Response Map**

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## LEGEND

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

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

## Appendix E

### SITE 19: 4-MINUTE RESPONSE MAP





## **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.

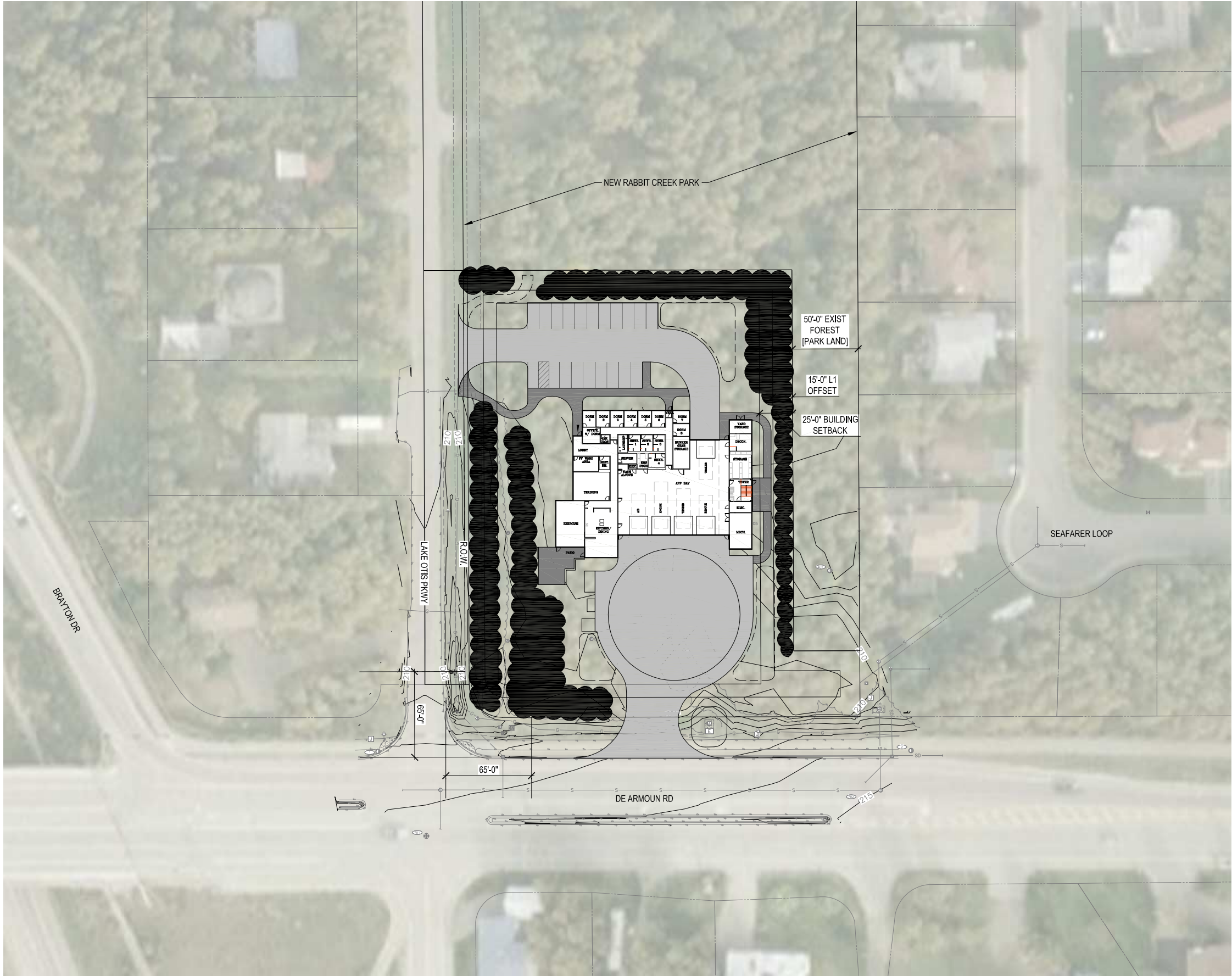
  
Chair  
Parks and Recreation Commission

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<sup>NORTH</sup>  
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

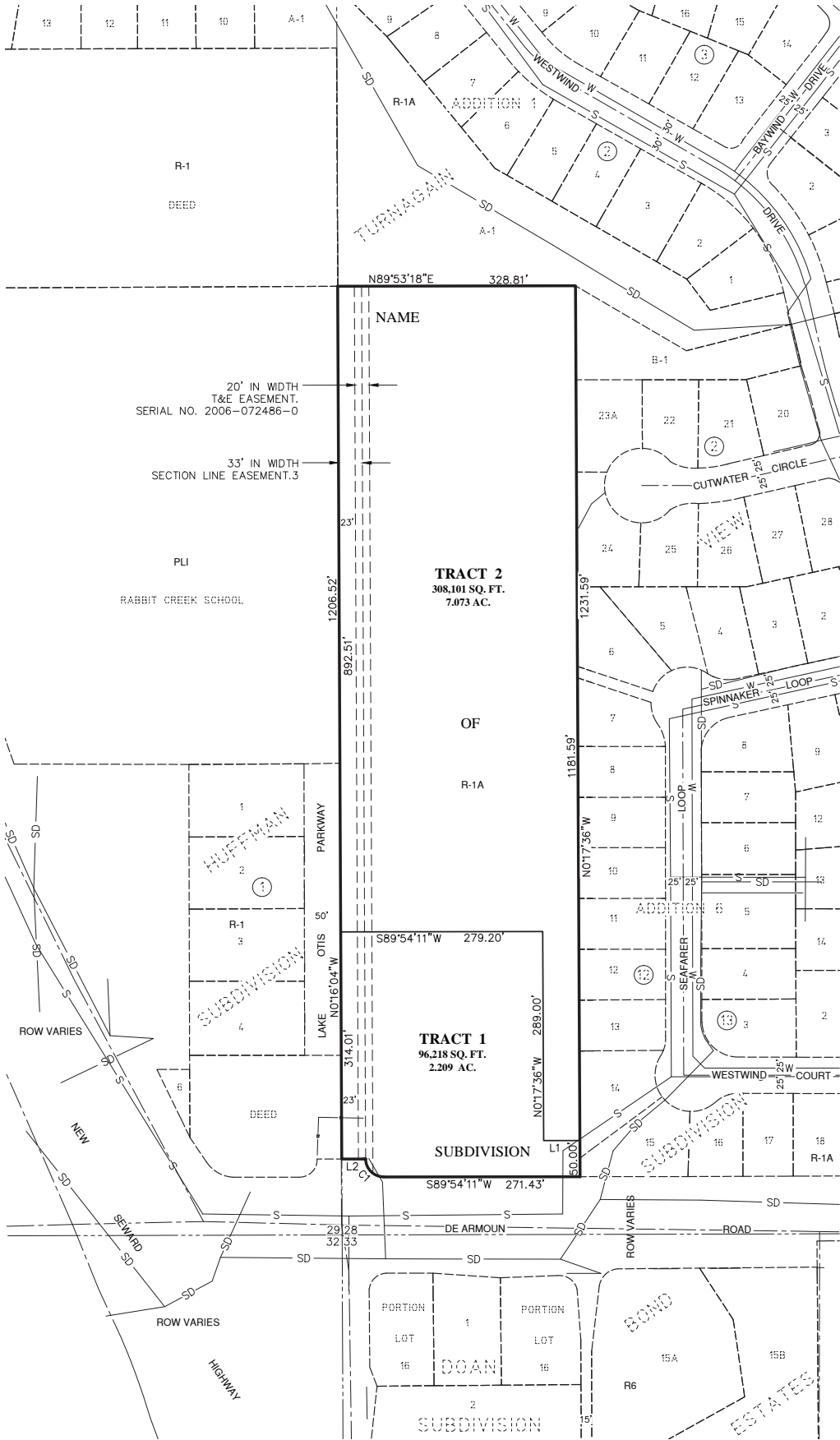
THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PARKS SHOWN HEREON.

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'

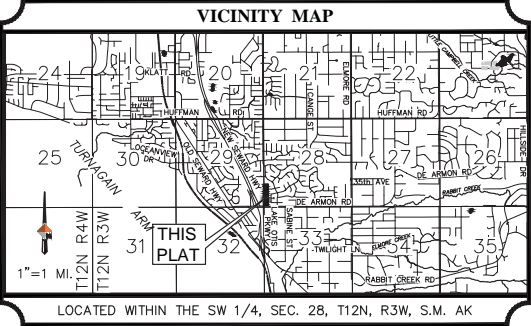
DOWL HKM

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

DRAFT  
PRELIMINARY  
FOR REVIEW ONLY



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.



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