



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: August 13, 2020

To: Parks & Recreation Commission

Cc: Steve Rafuse, Parks Superintendent

From: Parks and Recreation Department

Project: **PRC 2020-14** – Request for Electrical Easement at KFQD Park

INTRODUCTION & BACKGROUND

Chugach Electric Association, Inc. (CEA) is requesting a 15-ft. by 25-ft. easement in KFQD Park to facilitate placement of above-ground electrical equipment to serve nearby Bayshore Elementary School.

The requested easement would overlap an existing underground easement along the westerly boundary of the park at a site directly across from the school. According to CEA, the easement is to accommodate a new switch cabinet, which requires more space than the existing easement width. The switch cabinet is the transition point between the existing underground cable on the park land and the new cable to be installed under the road to the school. The switch cabinet would be on a concrete base, approximately 6' x 6.5' in size, approximately 5' in overall height. The size of the easement is required to keep a clear zone for safety considerations and provide enough workspace for installation and maintenance. Installation of the switch cabinet and cable would involve some minor trenching. Any disturbed areas would be reseeded.

CEA says that the new switch cabinet would make it more conducive to provide 3-phase power to the park for any future development.

CEA considered other locations and configurations for the installation, including placing across Bayshore Dr. or using an existing cabinet nearby. For engineering and other technical reasons, including conflicts with other underground utilities, CEA has determined that the proposed location in KFQD Park is the most feasible. According to CEA, the equipment would be as far to the south as possible, given the constraints. At this location, larger, natural vegetation is nearby to help reduce visual impact, and active park use is less likely.

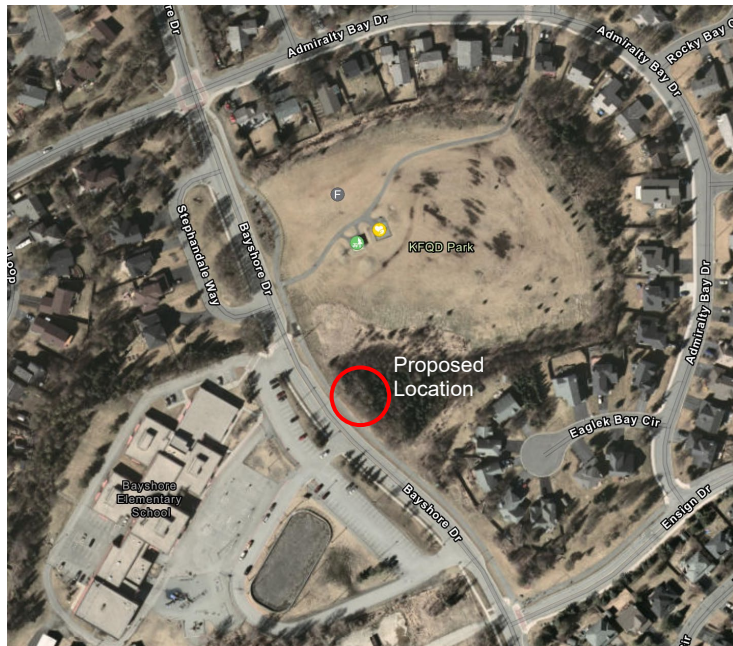




Figure 1: Example of Proposed Utility Box



Figures 2-4: Photos of Proposed Location

STAFF RECOMMENDATION

For the reasons noted above, the Department has no objection to the requested easement and adoption of the attached resolution to support this easement to facilitate installation of electrical equipment as described, to serve Bayshore Elementary School.

The Department recommends that the proposal be subject to the following conditions:

1. Chugach Electric Association, Inc., shall pay to the Municipality applicable fees in addition to fair market value, if assessed, and associated administrative costs.
2. Chugach Electric Association, Inc., shall obtain all other required permits and approvals for the proposed project.
3. Chugach Electric Association, Inc., shall provide appropriate landscaping and screening as mitigation for the visual impact of the equipment at a location to be determined and in accordance with a plan CEA shall submit for approval by the Parks & Recreation Department.

Attachments

Easement Drawings

Cc: Karen Keesecker, Chugach Electric Association, Inc.
Tawny Klebesedel, MOA Real Estate Dept.



Municipality of Anchorage, Alaska
Parks & Recreation Commission

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Resolution No. 2020-12

Request for Utility Easement at KFQD Park for Electrical Equipment

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, Chugach Electric Association desires to install certain electric utility equipment in KFQD Park to serve Bayshore Elementary School; and

WHEREAS, CEA indicates that the proposed location is the most feasible given existing constraints including equipment limitations and existing utilities, and visual and use impacts at this location would be minimized; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends that a 15-foot by 25-foot easement be granted to Chugach Electric Association, generally as shown on the attached diagram, for the purpose of installing equipment as proposed to provide service to Bayshore Elementary School, subject to the following conditions:

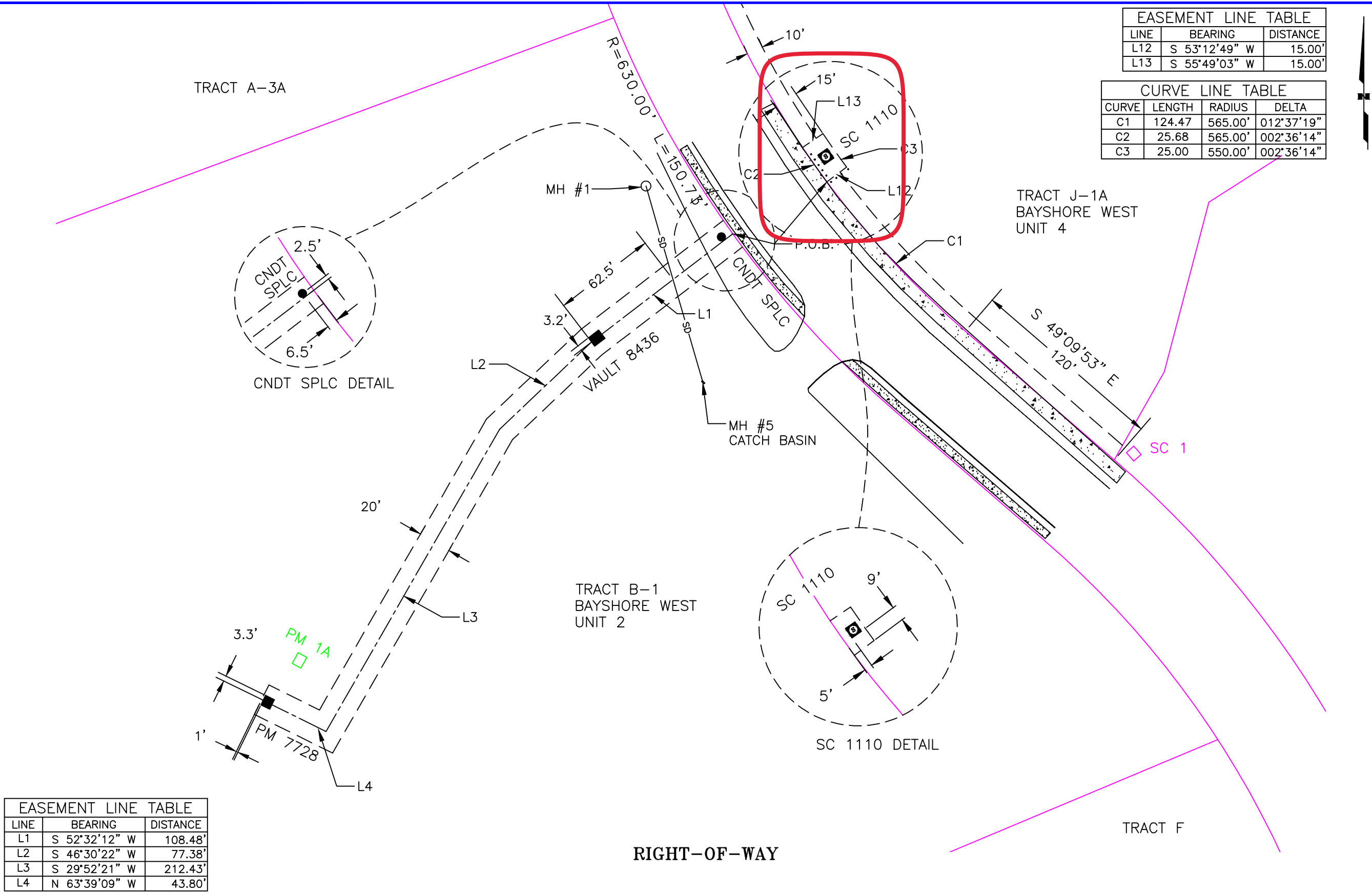
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2. Chugach Electric Association, Inc., shall obtain all other required permits and approvals for the proposed project.
3. Chugach Electric Association, Inc., shall provide appropriate landscaping and screening as mitigation for the visual impact of the equipment at a location to be determined and in accordance with a plan CEA shall submit for approval by the Parks & Recreation Department.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 13th day of August, 2020.

Chair
Parks and Recreation Commission

ATTEST:

Josh Durand, Director
Parks & Recreation Department



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L12	S 53°12'49" W	15.00'
L13	S 55°49'03" W	15.00'

CURVE LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	124.47	565.00'	012°37'19"
C2	25.68	565.00'	002°36'14"
C3	25.00	550.00'	002°36'14"

Vicinity Map N.T.S.	
CONDUCTOR DATA	
Manuf. _____	Manuf. _____
Manuf. Date _____	Manuf. Date _____
Volt Rating _____	Volt Rating _____
Insul. Type _____	Insul. Type _____
Insul. Size _____	Insul. Size _____
Cond. Size/Type _____	Cond. Size/Type _____
Quantity in Feet _____	Quantity in Feet _____
Manuf. _____	Manuf. _____
Manuf. Date _____	Manuf. Date _____
Volt Rating _____	Volt Rating _____
Insul. Type _____	Insul. Type _____
Insul. Size _____	Insul. Size _____
Cond. Size/Type _____	Cond. Size/Type _____
Quantity in Feet _____	Quantity in Feet _____

CALL BEFORE YOU DIG!	
LOCATE CALL CENTER OF ALASKA (LCCA)	
ANCHORAGE AREA.....	278-3121
STATEWIDE.....	800-478-3121
AT&T ALASCOM INC.	264-8465
ALASKA RAILROAD UTILITIES.....	265-2457
ALYESKA CABLE TV (GIRDWOOD).....	783-2982
KULIS AIR BASE.....	249-1499
MILITARY PETROLEUM FUEL LINES.....	552-2334
	OR 552-5342
STATE STORM DRAINS & STREET LIGHTS.....	333-2411

CONSTRUCTION LEGEND	
NEW	EXISTING

R.O.W. LEGEND	
	R.O.W. LINE
	CENTERLINE OF TRENCH
UNLESS OTHERWISE NOTED CHUGACH FACILITIES WILL BE INSTALLED AS SHOWN BELOW	
	TRENCH
	PROPERTY LINE
	UNDERGROUND
	OVERHEAD
Typical Staking N.T.S.	

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°32'12" W	108.48'
L2	S 46°30'22" W	77.38'
L3	S 29°52'21" W	212.43'
L4	N 63°39'09" W	43.80'

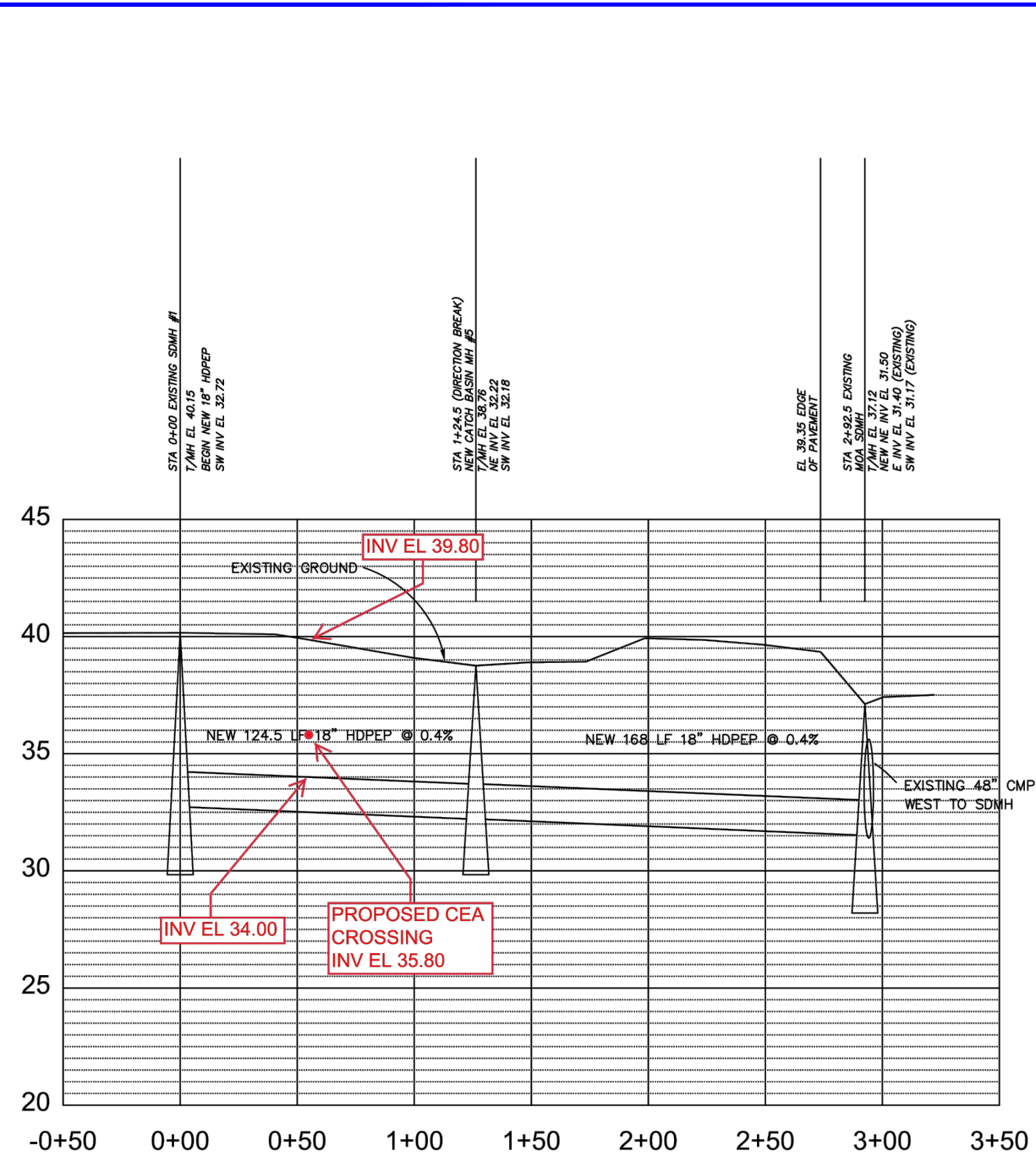
PROJECT: BAYSHORE ELEMENTARY - 30 PRIMARY U.G. LOOP CLOSURE			
DESIGNER/PROJECT ENGINEER: M. ELLIOTT		W.O. #: E1713788	
NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE
0	PRELIMINARY	ME 03/07/19	

ENG. STAMP

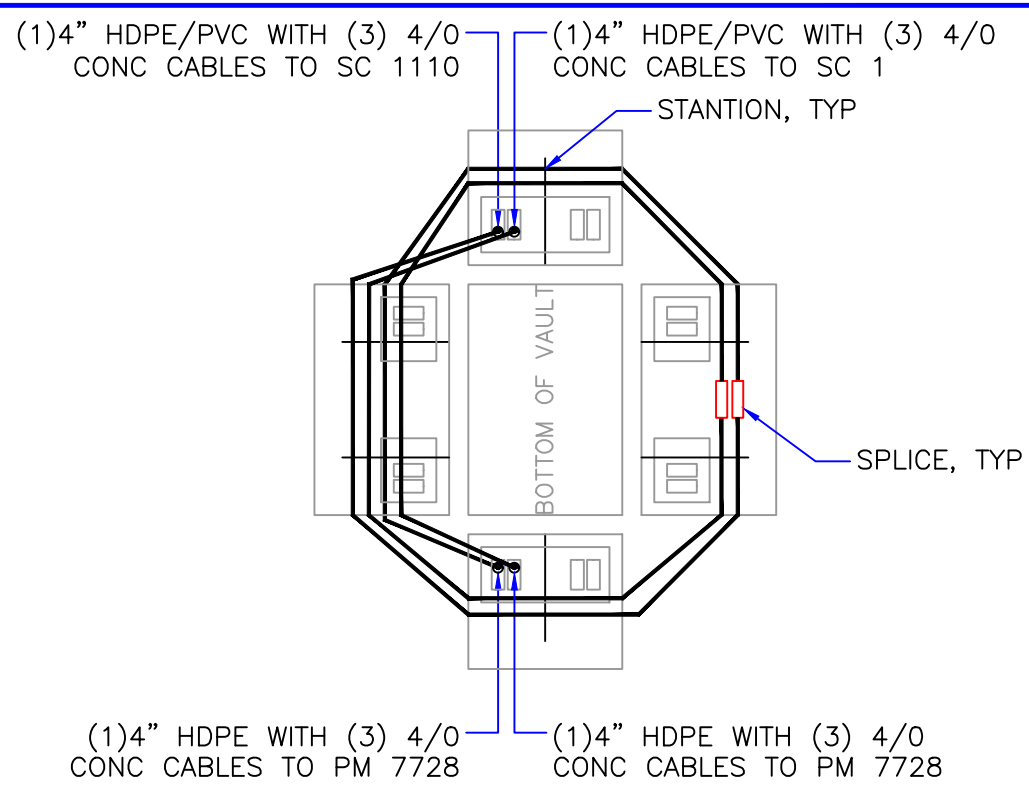


Chugach Electric Association, Inc.
5601 Minnesota Drive - P.O. Box 196300
Anchorage, Alaska 99519-6300

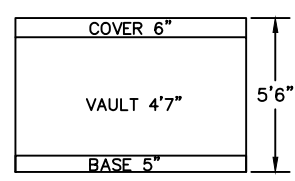
DRAWING NAME:	BAYSHORE ELEMENTARY 30 PRIMARY U.G. LOOP CLOSURE GRID: 2526 MAP: 1204-14C FEEDER: CAMPBELL LAKE 212
W.O. NO.:	E1713788
C.W.P. REF. NO.:	
SHEET 10 OF 12	



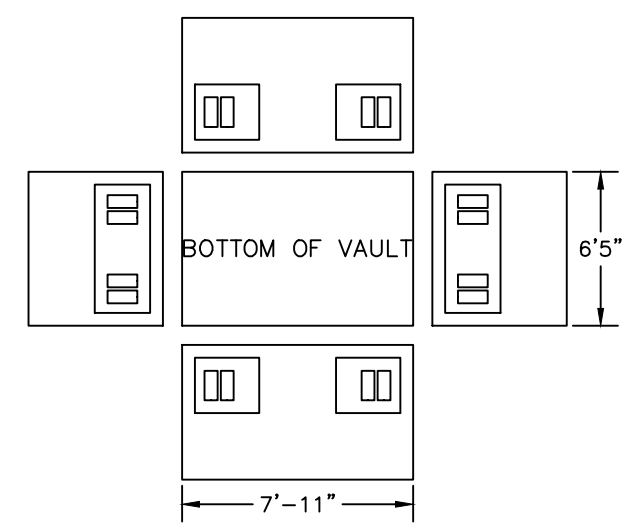
EXISTING STORM DRAIN IN SCHOOL PARKING LOT
** REFER TO ROW DRAWING FOR STORM DRAIN LOCATION



VAULT 8436 DETAIL



SIDE VIEW OF VAULT



TOP VIEW OF VAULT

Vicinity Map
N.T.S.

CONDUCTOR DATA

Manuf. _____	Manuf. _____
Manuf. Date _____	Manuf. Date _____
Volt Rating _____	Volt Rating _____
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STATE STORM DRAINS & STREET LIGHTS..... 333-2411

CONSTRUCTION LEGEND

NEW	EXISTING

R.O.W. LEGEND

R.O.W. LINE _____

CENTERLINE OF TRENCH _____

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CHUGACH FACILITIES WILL BE
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Typical Staking
N.T.S.

PROJECT: BAYSHORE ELEMENTARY - 3Ø PRIMARY U.G. LOOP CLOSURE				
DESIGNER/PROJECT ENGINEER: M. ELLIOTT W.O. #: E1713788				
NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
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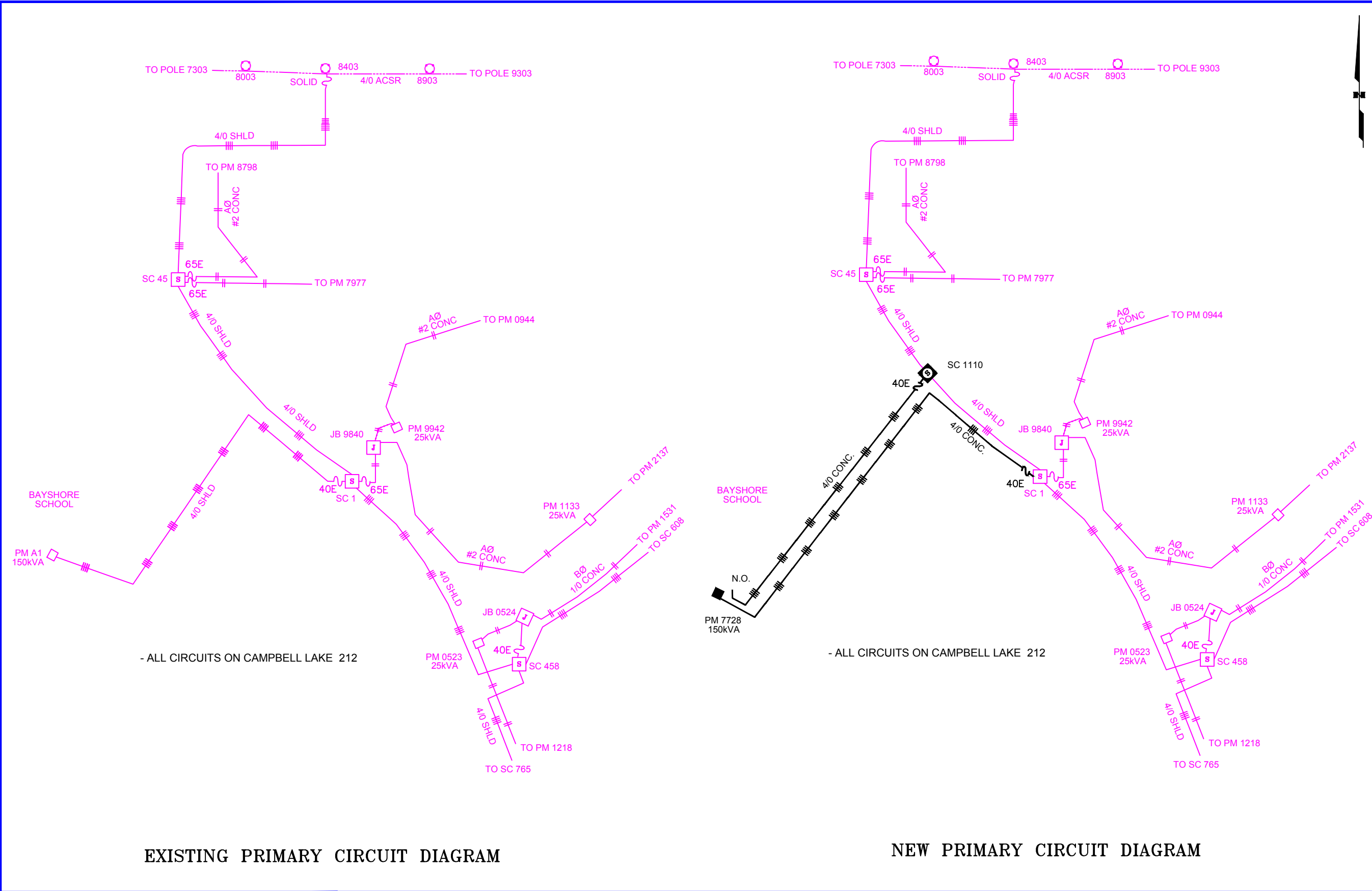
ENG. STAMP

CHUGACH
POWERING ALASKA'S FUTURE

Chugach Electric Association, Inc.
5601 Minnesota Drive - P.O. Box 196300
Anchorage, Alaska 99519-6300

DRAWING NAME: BAYSHORE ELEMENTARY
3Ø PRIMARY U.G. LOOP CLOSURE
GRID: 2526 MAP: 1204-14C
FEEDER: CAMPBELL LAKE 212

W.O. NO.: E1713788
C.W.P. REF. NO.: SHEET 11 OF 12



EXISTING PRIMARY CIRCUIT DIAGRAM

NEW PRIMARY CIRCUIT DIAGRAM

Vicinity Map
N.T.S.

CONDUCTOR DATA

Manuf. _____	Manuf. _____
Manuf. Date _____	Manuf. Date _____
Volt. Rating _____	Volt. Rating _____
Insul. Type _____	Insul. Type _____
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CONSTRUCTION LEGEND

NEW	EXISTING

R.O.W. LEGEND

	R.O.W. LINE
	CENTERLINE OF TRENCH

UNLESS OTHERWISE NOTED
CHUGACH FACILITIES WILL BE
INSTALLED AS SHOWN BELOW

Q TRENCH

3'

PROPERTY LINE

3'

PROPERTY LINE

Q TRENCH

3'

PROPERTY LINE

3'

PROPERTY LINE

UNDERGROUND

Q TRENCH

2'

PROPERTY LINE

2'

PROPERTY LINE

Q TRENCH

2'

PROPERTY LINE

2'

PROPERTY LINE

OVERHEAD

Typical Staking
N.T.S.

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GRID: 2526 MAP: 1204-14C
FEEDER: CAMPBELL LAKE 212

W.O. NO.: **E1713788**

C.W.P. REF. NO.:

SHEET **12** OF **12**

FARPOINT

465.30' S 69°44'00" W

LEGEND

TRACT
B-1



Notes

Right of Way Easement recorded book 44 page 743, Anchorage Recording District.

WO # 19019	DRAWN: JLA	CHECKED: MJH	GRID No: SW2526	FB BOOK/PAGE: 123/27-29	DATE: Sept. 23, 2019	SCALE: 1"=100'	Sheet: 1 of 1
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