

Application for a Site Plan Review

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

Please fill in the information asked for below.

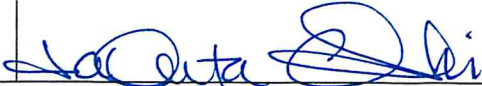
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Bob O'Neill (Pfeffer Development Group) for Alaska Mental Health Trust Authority	Name (last name first) LaQuita Chmielowski, P.E. - Enterprise Engineering, Inc.
Mailing Address 425 G Street, Suite 210 Anchorage, Alaska 99501	Mailing Address 2525 Gambell Street, Suite 200 Anchorage, Alaska 99503
Contact Phone: Day: 907/646-4644 Night:	Contact Phone: Day: 907/563-3835 Night:
FAX: 907/646-4655	FAX: 907/563-3817
E-mail: BOneill@pfefferdevelopment.com	E-mail: chmielowskil@eeiteam.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION
Property Tax #(000-000-00-000): 004-202-15-000
Site Street Address: 3801 Lake Otis Parkway
Current legal description: (use additional sheet if necessary) Tract 2A, U-Med Professional Park Subdivision (per Plat 2004-172)
Zoning: B2-SL B3-SL Acreage: 4.26 Grid #SW1734

SITE PLAN APPROVAL REQUESTED
<input checked="" type="checkbox"/> Special limitation <input type="checkbox"/> Public facility <input type="checkbox"/> Public facility project landscaping <input checked="" type="checkbox"/> Other: Administrative

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

7.12.13	
Date	Signature (Agents must provide written proof of authorization)
Accepted by: FM	Poster & Affidavit: N/A
	Fee: \$960.00
	Case Number: 2013-118

PUBLIC FACILITY PROJECT LANDSCAPING REVIEW STANDARDS (if applicable)

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

Cost.

N/A

Feasibility.

N/A

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

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

N/A

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

N/A

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

N/A

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.50.200) (if applicable)

The Planning and Zoning Commission shall review the proposed site plan governed by the general site plan review standards for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.:

Explain how the proposed site plan meets the criteria for its approval established under this title.

See attached narrative.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

See attached narrative.

2. The demand for and availability of public services and facilities.

See attached narrative.

3. Noise, air, water or other forms of environmental pollution.

See attached narrative.

4. The maintenance of compatible and efficient development patterns and land use intensities.

See attached narrative.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

Site Description

The property is located at 3801 Lake Otis Parkway on Tract 2A, U-Med Professional Park Subdivision (Plat No. 2004-172). The property is zoned B-3 SL. Tract 2A is part of a 14-acre rezone of Tract E, MHTL Subdivision from PLI to B-3 SL approved by the Assembly on December 2, 2003. The Special Limitations (Ordinance 2003-142) for this property state that prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for a public hearing of each development. We believe the intent of this requirement was for the original development of Tract E which was addressed and approved under Case No. 2005-086.

The existing building is approximately 64,400 square feet in size and consists of medical offices which is an approved use and will not be changed. The building and associated site improvements – parking, drives, walks, and landscaping – were approved by the Planning and Zoning Commission under Case No. 2005-086. See the existing site plan (appended).

Project Description

The proposed addition to the building is 1,928 SF. This is an increase of 7.7% to the first floor building footprint (24,869 SF) and only a 3% increase to the overall building area.

Along with the proposed building addition, a new exterior enclosure to screen mechanical equipment will be provided along with a new loading area along the north side of the building with dumpster relocation from the far southeast corner of the parking lot and new pedestrian drop off and pick up areas with covered walkways which will complement and enhance the overall appearance of the facility. See the proposed site plan (appended).

Property Ownership and Adjacent Developments

Alaska Mental Health Trust Authority owns Tract 2A, U-Med Professional Park Subdivision. They have provided a letter authorizing EEI to pursue the site plan review approval on their behalf. The development is consistent with the adjacent parcels.

Request for Approval

We are requesting administrative site plan review since the property has already been reviewed and approved by the Planning and Zoning Commission in a public hearing and that the elements reviewed for the property, required by the ordinance, have not changed. Please see the narrative below and the attached plans for more information.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

Consistency with the Goals, Policies, and Land Use Designations of the Comprehensive Plan

Anchorage 2020 does not specifically address development of the proposed site. The Generalized Land Use Plan Map does not identify any specific use for the area. The area is near a neighborhood commercial center (at existing commercial locations) and a Town Center.

The facility is consistent with the following Anchorage 2020 policies:

- ***Policy 7 – Avoid incompatible uses adjoining one another.***

The developments surrounding the property are also offices associated with the medical field or the university. The medical office use is compatible with adjoining uses.

- ***Policy 21 – All new commercial development shall be located and designed to contribute to improving Anchorage’s overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance. To eliminate problems associated with strip commercial development, new commercial development shall adhere to the following principles:***
 - a) New commercial development shall occur primarily within Major Employment Centers, Redevelopment/Mixed-Use Areas, Town Centers and Neighborhood Commercial Centers.***
 - b) In order to use existing commercial land more efficiently, redevelopment, conversion and reuse of underused commercial areas shall be encouraged.***
 - c) Rezoning to commercial property is only permitted when designated in an adopted plan.***
 - d) Architectural and site design standards shall improve the function, appearance and land use efficiency of new commercial developments.***
 - e) New strip commercial development is strongly discouraged.***

The proposed building addition work improves the site efficiency, continues to be compatible with the surrounding development and utilizes the existing pedestrian and vehicular traffic patterns. The site is located within a Major Employment Center/Redevelopment/Mixed Use area.

- ***Policy 23 – Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown and University/Medical area. Characteristics of these centers are as follows:***
 - a) Concentrations of medium to high density office development with employment densities of more than 50 employees per acre***
 - b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between***
 - c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings***

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

- d) Creation or enhancement of public focal points such as plazas or parks, including public art*
- e) Residential development as an ancillary use, and*
- f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters and landscaping.*

The existing development meets or exceeds the requirements of the U-Med Major Employment Center area. The proposed building addition and site modifications further improve upon the site development. The building contains multiple medical offices with small retail areas on the ground floor. Pedestrian walkways provide connectivity through the site and to adjacent roadways and development. The building is oriented to the roadway and a plaza area is provided.

- ***Policy 43 – Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.***

The project has been submitted for site plan review.

Conformance with Special Limitations Design Standards

The following requirements are based on the Special Limitations per Anchorage Ordinance 2005-086.

A. Landscape Plan

A landscape plan shall be submitted.

A landscape plan was reviewed and submitted under Case No. 2005-086. The modifications to that landscape plan are anticipated to be minimal and include removal of 26 trees directly adjacent to the north and east sides of the building to allow for construction of a revised loading area, the building addition, and drop off and pick-up areas adjacent to the building. The trees being removed are not required by Title 21 and will be replaced with other site elements meeting the requirements of the SL.

B. Building Setback Standards.

- 1. There shall be a building setback of at least 20 feet from the northern property boundary along Providence Drive.*

This requirement doesn't apply to Tract 2A.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

2. *There shall be a building setback of 50 feet from the southern property boundary to allow for the future construction of East 40th Avenue.*

The existing building and proposed addition are approximately 363 feet from the south property line. East 40th Avenue has been constructed.

3. *The building setback on the western property boundary, along Lake Otis Parkway, shall coincide with the 10-foot telephone and electrical easement.*

The existing building setbacks exceeds this minimum requirement.

4. *Along the east boundary of the property, there shall be an 8-foot landscape buffer.*

The landscape buffer along the east boundary of Tract 2A exceeds 8 feet and will not be changed by the proposed work.

C. Building Height Standard.

The building height shall be limited to 5 stories.

The existing building is three stories. The proposed addition will not change the number of building stories.

D. Site Design Standards.

1. *On the northern half of Tract E, no parking areas shall be allowed between buildings and Providence Drive and between buildings and Lake Otis Parkway. On the southern half of Tract E, there shall be no more than one drive aisle between building and Lake Otis Parkway. The aisle may have parking rows on both sides.*

Tract 2A is not directly adjacent to Providence Drive so this requirement does not apply.

2. *The planned internal access drive shall be designed as two-lane local access street with a separated sidewalk on the western side of the street. An 8-foot landscape buffer along this sidewalk shall be provided adjacent to the parking areas.*

This road, Laurel Street, already exists and is not being altered in any way by the proposed work.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

3. *Two free-standing signs are allowed on each tract. A free-standing sign shall have a maximum height of 12 feet and a maximum 8-square foot area. Pole signs are prohibited.*

The signs on Tract 2A will not be altered in any way by the proposed work.

4. *Snow storage areas shall be identified on the site plan. To facilitate snow plowing and snow removal, snow storage areas equal to at least 15 percent of the total area of parking, access drives, walkways, and other snow-clearing surfaces must be designated in the site plan. Half of snow storage areas shall be exclusive of required parking and required landscaping areas (per minimum code requirements).*

Snow storage areas were identified and approved for the original site. We do not anticipate alteration of the snow storage areas, however; if altered in any way, will be shown on the proposed site plan.

5. *All dumpsters and trash collection areas outside of the buildings shall be surrounded with screens that include the following elements:*
- a) A roofed structure with a bottom no lower than 3 feet above the highest point of the container, and with a minimum roof height of 8 feet, and*
 - b) An enclosure depth of a minimum 6 feet with placement of stops in the back of the enclosure to prevent containers from hitting the back wall, and*
 - c) Gates that are hinged to swing open at least 180 degrees (prevent bollards or other structures from blocking the gate swinging open) and can be latched open, or have a roll-up door.*

The existing dumpster is screened. The dumpster and enclosure is proposed to be relocated near the northwest corner of the building. The dumpster will be screened on three sides per minimum code requirements.

The owner is requesting a variance from providing a roof since both MOA Solid Waste Services and Alaska Waste Management have expressed their desire not to have a roof on the dumpster enclosure. A roof structure makes it impossible for them to collect refuse in their usual manner. They cannot fork the container and dump it into the truck but have to fork it, drag it outside the screening structure, dump it, deposit back on the ground outside the structure and then push it back in. This results in increase risk of damage to the structure.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

The owner is requesting a variance from providing gates. The proposed refuse container will no longer be viewable from the building's main entrances. It will face a private driveway, not a roadway. The screening walls will provide a buffer from Lake Otis Parkway. Gates are often left open to facilitate refuse removal in order to meet MOA Solid Waste Services and Alaska Waste Management requirements. Gates are not beneficial if regularly left open.

6. *All outdoor light fixtures shall direct light toward the ground. The light source must not be visible from abutting streets of properties. All parking lot lighting shall have full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and shall use metal halide lamps.*

Any changes to site lighting will meet these requirements.

E. Building and Site Design Guidelines.

1. *The façade of any building facing Lake Otis Parkway and/or Providence Drive should not appear to be the back or rear of the building. Buildings along these major roadways should include windows and/or other architectural designs/methods that break up the building facades.*

The façade of the existing building facing Lake Otis Parkway meets this requirement and will not be altered in any way by the proposed work. The site is not located directly adjacent to Providence Drive so that portion of the requirement doesn't apply.

2. *The mass of a single building or group of buildings should appear as an arrangement of smaller sized connected structures. Upper level offices, or residential floors, may be incorporated into the roof form to help reduce the apparent height and mass of the buildings.*

The existing building was articulated to break up its mass to comply with this requirement. The proposed addition helps continue to break up the mass of the building to further comply with this requirement.

3. *The design of the buildings and site should allow pedestrians to the site via walkways along and between buildings. Access points to buildings should permit direct and easy access to primary building entrances for pedestrians.*

Pedestrian access is provided to the building from sidewalks along the perimeter of the site. The parking was oriented to allow pedestrians to walk up drive aisles versus across them to provide internal pedestrian access through the site as well.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

4. *To maintain an active, vital storefront appearance, at least 30% of the total ground floor wall surface facing a public right-of-way should be glazed windows. Upper stories should provide fenestrations, appropriate to the building design, which make the upper floors appear as active, occupied space.*

The portion of the existing building facing Lake Otis Parkway, the only adjacent public right-of-way, complies with this requirement and will not be altered by the proposed work.

5. *Use, design, and placement of buildings near the intersection of Lake Otis Parkway and Providence Drive should not detract from the gateway image to the U-Med District. A landmark design feature should be considered for a structure at this corner.*

The existing building is not directly on the corner of Lake Otis Parkway and Providence Drive. Care was taken in the building (and proposed addition design) to not detract from the gateway image of the area.

6. *Surface parking should be designed with clear and direct pedestrian access routes. Landscaping and appropriate lighting should be provided to facilitate pedestrian use.*

Surface parking was designed to provide clear and direct pedestrian access routes up the drive aisles. The parking was approved under Case No. 2005-086. Proposed alterations to the parking are minor and will not change the pedestrian access routes.

7. *The planned internal access drive should be design as a private road/driveway incorporating traffic calming techniques.*

The proposed internal access drive, Laurel Street, is completed and meets this design requirement. The proposed site changes do not alter the design of Laurel Street in any way.

8. *A useable outdoor space, preferably with solar orientation, should be provided for public, customer and employee use.*

The front of the building has a useable outdoor space that will be maintained. Proposed glass-covered pedestrian walkways will serve to frame and enhance this outdoor space.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

F. General

1. *The site plan should demonstrate compliance with the intent of mixed-use development as described in the Anchorage 2020 Comprehensive Plan and the U-Med District Master Plan.*

The original site plan approved for Tract 2A complied with the intent of both master planning documents. The proposed work will also comply with the intent of mixed-use development.

2. *Prior to issuance of any permit for development on Tract E, a traffic impact analysis shall be completed and submitted.*

A TIA was completed for the original building. The proposed addition is so minor (3% increase in building SF) and its trip generated by the proposed addition would be minimal compared to the trip generation done for the original building. There will also be no impacts to site circulation or adjacent roadways, so a new TIA is not warranted for the project.

G. Uses

The existing use of medical office is an approved use and will not be changed.

Conformance with Zoning Requirements

The following requirements are based on the property's B-3 zoning per 21.40.180.

1. Lot Requirements

The minimum lot requirements in a B-3 district are a width of 50 feet and an area of 6,000 square feet (AMC 21.40.180F).

Tract 2A, U-Med Professional Park Subdivision is more than 50 feet wide and has an area of 185,428 SF (approximately 4.26 acres). The minimum lot requirements are met.

2. Yard Setbacks

In addition to the yard setbacks required by the special limitations, the minimum yard requirements in a B-3 district are a front yard of ten feet, a side yard of ten feet adjacent to residential, otherwise none, and a rear yard of 15 feet adjacent to residential, otherwise none (AMC 21.40.180G).

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

The front entrance of the existing building is located on the south side of the building. This building setback is more than 365 feet from the south property line. The building is located approximately 33 feet off the west property line shared with Lake Otis Parkway, approximately 35 feet off the north property line and a minimum of 127 feet off the east property line. Yard setback requirements have been exceeded.

3. Lot Coverage

The maximum lot coverage allowed in a B-3 district is unrestricted (AMC 21.40.180H).

The maximum lot coverage requirement is met.

4. Maximum Height

The maximum height of structures is unrestricted, except that no structure shall exceed the airport height requirements.

The maximum height of the building is no taller than the surrounding buildings and does not exceed the airport height requirements. The maximum height requirements are met.

5. Parking

One parking space is required for every 250 square feet of gross building area for medical offices. One parking space is required for every four beds, based on maximum capacity, for ambulatory surgery services and observation suite uses.

While the building will remain medical office, the proposed change in uses within the building actually results in a net decrease of approximately 15 spaces in required parking for the property (from 249 under Case No. 2005-086 to 234). The proposed site modifications will result in the loss of approximately 6 spaces, still providing approximately 9 spaces over the required amount. No landscaping or pedestrian access ways required by the SL and approval under the original case will be impacted by the proposed work. See Architect Alaska's parking evaluation (appended).

6. Landscaping

Perimeter landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage and display per 21.40.180.N.2.

Perimeter landscaping has been provided along the perimeter of the entire parking area. This landscaping will not be changed by the proposed building and site work.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

For parking areas with more than 60 spaces, visual enhancement landscaping shall be planted within the interior of the parking area and shall equal at least five percent of the surface of the parking area, including appurtenant drives per 21.45.080.X.10.c.

The original building was constructed in 2006. Interior landscaping requirements to provide a minimum of 5 percent were met for the original parking lot. The proposed changes to the parking area will provide additional interior landscaping, thus exceeding the 5 percent interior landscape requirement.

Arterial landscaping shall be planted along all collector or arterial streets per 21.40.180.N.3.

Arterial landscaping is currently planted along Lake Otis Parkway and along 40th Avenue so the requirement is met.

7. Development Setbacks

According to AMC 21.45.140 Setbacks from Projected Rights-of-Way, no new structural or land development activity requiring a building or land use permit shall be permitted within the maximum setback from the existing or projected centerline of a street designated on the Official Streets and Highways Plan (OSHP).

Lake Otis Parkway is designated as a Major Arterial (Divided) III per the OSHP. Per AMC 21.45.140, the setback from the centerline of the road is 50 feet. Tract 2A's property line is 50 feet from the centerline of Lake Otis Parkway.

East 40th Avenue is designated a Collector. The full ROW required for the development of 40th Avenue occurred after the original building construction. No additional ROW is required and any non-conformities were granted grandfather rights when the ROW was obtained by the Municipality of Anchorage.

No development setbacks are required for the project.

3801 Lake Otis Parkway
Special Limitations - Site Plan Review Narrative
July 2013

Effects on the Area Surrounding the Site

The proposed building addition and parking/drop-off changes are not anticipated to have any adverse effect on the area surrounding the site. The proposed land use and the facility design are compatible with the adjacent uses and land use plans for the area. The site is located within/around other medical office uses.

- **Pedestrian and vehicular traffic circulation and safety.** The proposed building and site modifications improve the pedestrian and vehicular circulation and safety of the property. Two new drop-off areas are being provided adjacent to the entrances to the building with covered walkways into the building. The drop-off areas will reduce pedestrian/vehicular conflict on the site while maintaining circulation patterns for both.
- **The demand for and availability of public services and facilities.** Public water and sewer already serve the existing facility. The proposed upgrades do not change the facility's demand for water and sewer.
- **Noise, air, water, or other forms of environmental pollution.** The proposed addition to the facility is not expected to generate noise or air emissions that would adversely affect surrounding land uses. There is an emergency generator that will be screened to help minimize noise and impacts to the neighboring properties. Traffic volumes are not anticipated to change. The existing site was designed to be compatible with the surrounding development in the vicinity and the proposed upgrades to do not change that. All drives and parking areas are paved. Runoff is collected and treated on-site before entering the adjacent Municipal storm drain system. Existing drainage patterns will not be changed by the proposed upgrades.
- **Maintenance of compatible and efficient development patterns and land use intensities.** The existing medical office use is compatible with the surrounding development because it is located within the university/medical business area (zoned and developed) and is surrounded by other similar developments and uses.

Overall, the existing facility and proposed upgrades are compatible with the surrounding area and comply with the design guidelines developed for the U-Med area.

The TRUST
LAND OFFICE

July 11, 2013

Mr. Francis McLaughlin, Planner
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Subject: 3801 Lake Otis Parkway - Special Limitations Site Plan Review
Tract 2A, U-Med Professional Park Subdivision
Letter of Authorization

Dear Mr. McLaughlin:

The Alaska Mental Health Trust Authority (The Trust) owns the above mentioned parcel. The Trust Land Office manages the parcel on behalf of The Trust.

We have reviewed the attached Site Plan Review Narrative dated July 2013 provided for the property listed above and approve of the conceptual site plans as described.

If you have any questions, please call me at 907/269-8572.

Thank you,



John Morrison, CPA
Chief Administrative Officer
The Trust Land Office
2600 Cordova Street, Suite 100
Anchorage, Alaska 99503
john.morrison@alaska.gov



Back Taxes

Find Parcel Number - - - 000

Submit Search

Public Inquiry Parcel Details

Show Parcel on Map

PARCEL: 004-202-15-000 01/01 Commercial Office Bldg Low Ri 01/24/13

ALASKA MENTAL HEALTH TRUST U-MED PROFESSIONAL PARK
AUTHORITY TR 2A
3601 C St Ste 742
Anchorage AK 99503 5936 Site 3801 Lake Otis Pkwy

Lot Size: 185,428 ---Date Changed--- ----Deed Changed---- GRW: PIWT
Zone : B3SL Owner : 06/14/11 Stateid: 3040 0000140
Tax Dist: 001 Address: 06/14/11 Date : 03/21/97
Grid : SW1734 Hra # : Plat : 040172
GRW: PIWC REF #: 01/04/05 004-202-07-000
NOTES : REF 004-202-07 NOW 004-202-15,16 (004-202-17-001 LEASE)

ASSESSMENT HISTORY

Table with 4 columns: Appraised Val, Land, Building, Total. Rows for years 2011, 2012, 2013 and Exempt Value, State Credit, Resid Credit, Taxable Value.

Liv Units: 000 Common Area: Leasehold: Insp Dt: /
08/11 Quick Reinv
11/11 Desk Edit

BUILDING DATA

Bldg Area: 64,366 Yr Blt: 2005
Eff Yr: 2005 Ident
Bldg Type: Low Rise Office Bldg Grade : Good # Units: 001 Units: 1

INTERIOR FEATURES

Table with 9 columns: Floor Level, Size Area, Use Type, Wall Hgt, Wall Material, Constrct Type, Heat Type, Air Phys Con Cond, Funct Utilt. Rows for 01/01 and 02/03.

OTHER BUILDING AND YARD IMPROVEMENTS

Yard Structure: Paving Asphalt Pk Size/Amt: 115,000 Units: 01 Yr/Blt: 05 Condition: Normal Funct/Util: Normal

Feedback E-mail: wwfpipa@muni.org

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: October 7, 2003

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 12/2/03 Anchorage, Alaska
AO 2003-142, Amended

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 14 ACRES FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACT E, MENTAL HEALTH TRUST LAND SUBDIVISION; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAKE OTIS PARKWAY AND PROVIDENCE DRIVE.

(University Area Community Council) (Planning and Zoning Commission Case 2003-072)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as B-3 SL (General Business District) with special limitations zone:

Tract E, Mental Health Trust Land Subdivision, as shown on Exhibit "A" (Planning and Zoning Commission Case 2003-072).

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitations:

- A. Prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for public hearing of each development, except that the internal circulation roadways, as depicted in the "U-Med Study" and utilities may be permitted following an administrative review by the MOA Planning Director. The parcel shall have the road improvements under construction within two years of the effective date of the rezone.
- B. A landscape plan shall be submitted with the site plan that details required and recommended landscaping features.
- C. Building setback standards.
 - 1. There shall be a building setback of at least 20 feet from the northern property boundary along Providence Drive to maintain the gateway/parkway appearance of Providence Drive.
 - 2. There shall be a building setback of 50 feet from the southern property boundary to allow for the future construction of East 40th Avenue.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

3. The building setback on the western property boundary, along Lake Otis Parkway, shall coincide with the 10-foot Telephone and Electrical easement.
4. Along the east boundary of the property, there shall be an 8-foot landscape buffer.

D. Building height standard: building height shall be limited to 5-stories.

E. Site design standards:

1. On the northern half of Tract E, no parking areas shall be allowed between buildings and Providence Drive, and between buildings and Lake Otis Parkway. On the southern half of Tract E, there shall be no more than one driving aisle between buildings and Lake Otis Parkway. The aisle may have parking rows on both sides.
2. The planned internal access drive shall be designed as a two-lane local access street (as illustrated in the 2003 draft "U-Med District Plan," page 34) with a separated sidewalk on the western side of the street. An 8-foot landscape buffer along this sidewalk shall be provided adjacent to parking areas.
3. Two free-standing signs are allowed on each tract. A free-standing sign shall have a maximum height of 12-feet, and a maximum 80-square foot area. Pole signs are prohibited.
4. Snow storage areas shall be identified on the site plan. To facilitate snow plowing and snow removal, snow storage areas equal to at least 15% of the total area of parking, access drives, walkways, and other snow-clearing surfaces must be designated in the site plan. Half (50%) of snow storage areas shall be exclusive of required parking and required landscaping areas (per minimum code requirements).
5. All dumpsters and trash collection areas outside of buildings shall be surrounded with screens that include the following elements:
 - a. a roofed structure with a bottom no lower than 3 feet above the highest point of the container, and with a minimum roof height of 8 feet; and
 - b. an enclosure depth of a minimum 6 feet with placement of stops in back of the enclosure to prevent containers from hitting the back wall; and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

c. gates that are hinged to swing open at least 180 degrees (prevent bollards or other structures from blocking the gate swinging open) and can be latched open, or have a roll-up door.

6. All outdoor light fixtures shall direct light toward the ground. The light source must not be visible from abutting streets or properties. All parking lot lighting shall have full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and shall use metal halide lamps.

F. Building and site design guidelines.

1. The facade of any building facing Lake Otis Parkway and/or Providence Drive should not appear to be the back or rear of the building. Buildings along these major roadways should include windows and/or other architectural designs/methods that break up the building façade(s).
2. The mass of a single building or group of buildings should appear as an arrangement of smaller-sized, connected structures. Upper level offices, or residential floors, may be incorporated into the roof form to help reduce the apparent height and mass of the buildings.
3. The design of the building(s) and the site should allow pedestrians access to the site via walkways along and between buildings. Access points to buildings should permit direct and easy access to primary building entrances for pedestrians.
4. To maintain an active, vital storefront appearance, at least 30% of the total ground floor (ceiling to floor) wall surface, facing a public right-of-way, should be glazed with clear (or tinted) glass windows. Upper stories should provide fenestrations, appropriate to the building design, which make the upper floors appear as active, occupied space.
5. Use, design and placement of buildings near the intersection of Lake Otis Parkway and Providence Drive should not detract from the gateway image to the U-Med District. A landmark design feature should be considered for a structure at this corner.
6. Surface parking should be designed with clear and direct pedestrian access routes. Landscaping and appropriate lighting should be provided to facilitate pedestrian use.
7. The planned internal access drive should be designed as a private road/driveway incorporating traffic calming techniques.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

8. A usable outdoor space, preferably with solar orientation, should be provided for public, customer and employee use.

G. General.

1. The site plan should demonstrate compliance with the intent of mixed-use development as described in Anchorage 2020 and the 2003 draft University-Medical District Framework Master Plan, and with the Design Guidelines recommended in the 2003 draft University-Medical Framework Master Plan, to the maximum extent practicable.
2. Prior to the issuance of a grading and excavation permit for any development other than the internal circulation road and utilities on Tract E, a Traffic Impact Study (TIA) shall be completed and submitted with the first public hearing site plan review by the Planning and Zoning Commission.

H. Uses.

1. Retail uses shall be limited to 40% of the combined gross square footage of all buildings on each tract.
2. No beverage dispensary liquor license shall be allowed unless associated with a Restaurant with more than 50% of its gross business related to food.
3. Prohibited uses.
 - a. Package liquor stores.
 - b. Gasoline service stations, auto repair maintenance, bulk fuel dealers, primary tire change facilities.
 - c. Car washes.
 - d. Vehicle rentals or sales.
 - e. On-site dry cleaning.
 - f. Bars or taverns.
 - g. Video or amusement arcades or pool halls.
 - h. Adult-style entertainment (adult bookstores, peepshows, topless/bottomless dancers, massage parlors, escort services, and similar uses).
 - i. Transmission towers.
 - j. Mini-storage facilities.
 - k. Taxidermists, meat or game processing and lockers.
 - l. Pawn shops.
 - m. Gun shops.
 - n. Funeral parlors and crematoriums.
 - o. Drive-through retail establishments of any kind.

1 p. Stand-alone video rental stores.
2

3 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
4 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for
5 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically
6 affected by the Special Limitations set forth in this ordinance, shall apply in the same manner
7 as if the district classification applied by this ordinance were not subject to Special
8 Limitations.
9

10 **Section 4.** The Director of the Planning Department shall change the zoning map
11 accordingly.
12

13 **Section 5.** This ordinance shall become effective within ten (10) days after the Director of
14 the Planning Department has received written consent of the owners of the property within the
15 area described in Section 1 above to the special limitations contained herein. The rezone
16 approval contained herein shall automatically expire and be null and void if the written
17 consent is not received within 120 days after the date on which this ordinance is passed and
18 approved. In the event that no special limitations are contained herein, this ordinance is
19 effective immediately upon passage and approval.
20

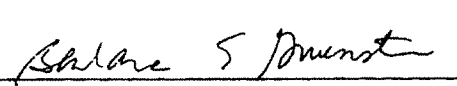
21 **Section 6. The Municipal Assessor shall be notified immediately of this rezone.**
22

23 PASSED AND APPROVED by the Anchorage Assembly this

24 2nd day of December 2003.
25
26

27
28
29
30 ATTEST:


Chair

31
32
33
34 
35
36 Municipal Clerk
37
38
39
40



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 789-2003

Meeting Date: October 7, 2003

From: Mayor

Subject: AO 2003-142 Planning and Zoning Commission Recommendation of Approval to rezone 14 +/- acres from PLI to B-3 SL for Mental Health Trust Lands Subdivision, Tract E; generally located on the southeast corner of Lake Otis Parkway and Providence Drive.

1 The Mental Health Trust Land (MHTL) Office petitioned to rezone approximately 14 +/-
2 acres from PLI (Public Lands and Institutions District) to B-3 SL (General Business
3 District) with special limitations. The property fronts onto Lake Otis Parkway and
4 Providence Drive.

5
6 MHTL offered design standards, and use limitations as special limitations. The Planning
7 and Zoning Commission accepted revised special limitations that had been worked out
8 between MHTL and the Planning Department Staff, which incorporated concepts found in
9 the *Universities and Medical District Framework Master Plan (U-Med Plan) Final Draft*,
10 April 2003. The revised special limitations outline use and general special limitations
11 (including a site plan review and a Traffic Impact Study); standards for building setbacks,
12 building design, site design; and guidelines for building design and site design.

13
14 The present zoning code does not easily provide for mixed-use development on this
15 property without the use of special limitations. While the R-O, residential-office, district
16 seems more appropriate to the character of development anticipated here, it does not permit
17 the type of accessory retail use suitable for a mixed-use area. In contrast, the B-3, general
18 commercial, district essentially permits all commercial uses with a focus on areas exposed
19 to heavy automobile traffic. Although the B-3 does permit offices and other uses found in
20 mixed-use areas, retail use on this property should be restricted to accessory use only, not
21 primary. Given that, the revised special limitations for the proposed B-3 SL rezone would
22 meet the intent of the mixed-use category in both *Anchorage 2020* and the 2003 draft U-
23 Med District Framework Master Plan, and prevent the development of strip commercial
24 along a major arterial.

25
26 B-3 SL zoning with the revised special limitations generally meets the standards for a
27 zoning map amendment as required by AMC 21.20.090, the Anchorage 2020 Plan
28 Transition guidelines required by AMC 21.05.080.C.4.c (how applications would be
29 viewed in the transition between adoption of *Anchorage 2020* and the adoption of more
30 specific land use plans and the policies and strategies of *Anchorage 2020*, including
31 Policies 1, 4-7, 9-14, 21-23). *Anchorage 2020* designates this area as a Major

1 Employment Center and Redevelopment/Mixed-Use Area, and is directly adjacent to the
2 Lake Otis Transit Supportive Development Corridor making this property desirable for
3 mixed use development.
4

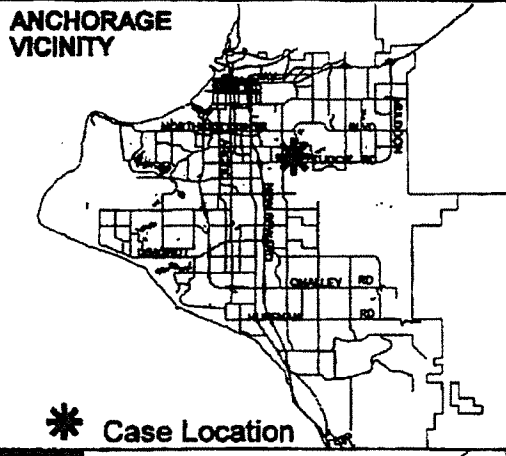
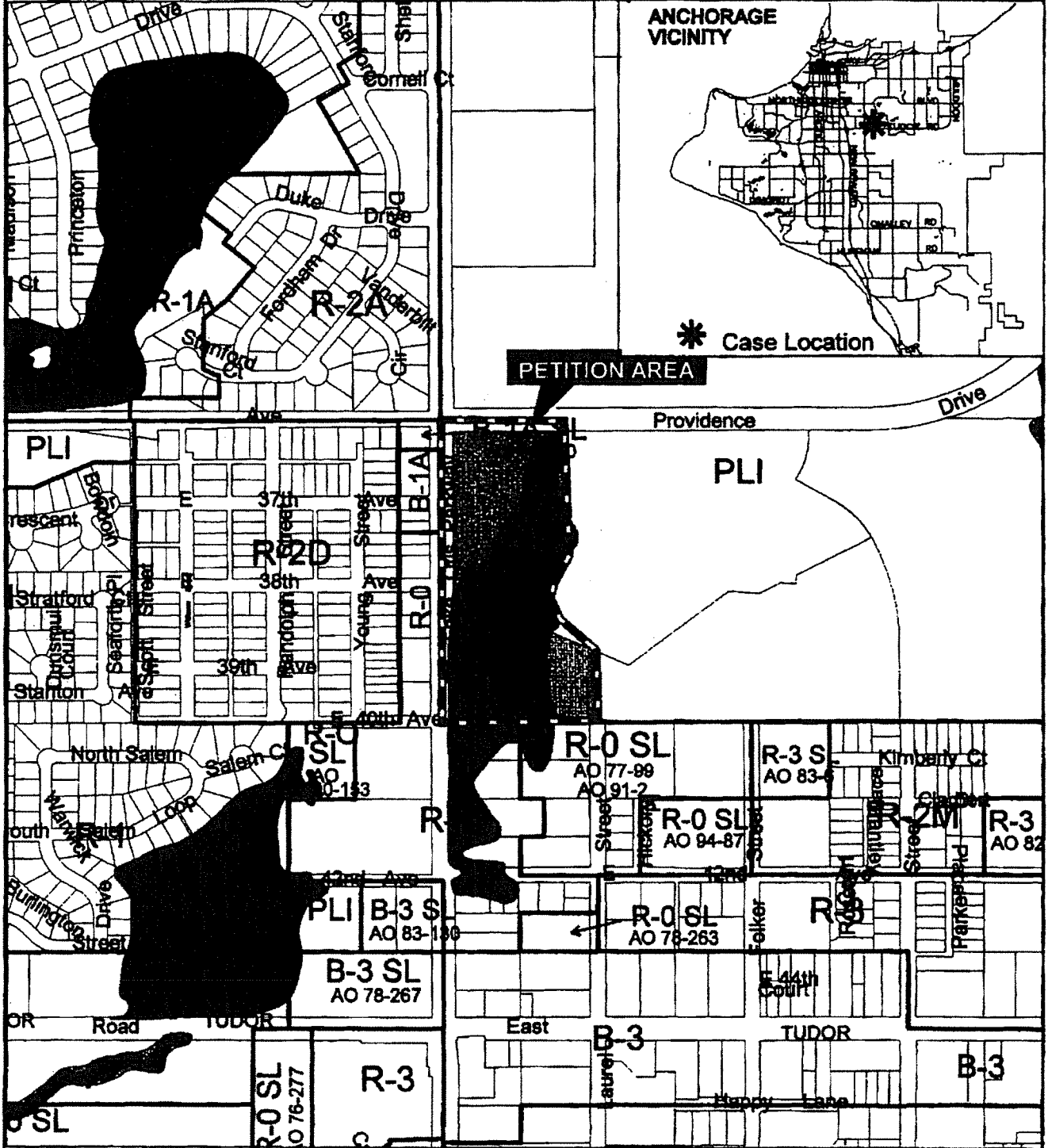
5 The Tudor Area Community Council provided a letter asking for special limitations, in
6 addition to those already proposed, for a 40-foot buffer of trees, a transit center located off
7 the street; traffic concerns be addressed; minimize parking; provide pedestrian amenities;
8 require a three story height limitation; require an acoustics study (that lights not shine onto
9 adjacent property).
10

11 The Commission voted unanimously to recommend approval to rezone the subject
12 property to B-3 SL. The Administration supports the proposed B-3 SL zoning for the
13 subject property.
14
15
16

17 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning
18 Department
19 Concur: Susan R. Fison, Acting Director, Planning Department
20 Concur: Mary Jane Michael, Director, Office of Economics and
21 Community Development
22 Concur: Denis C. LeBlanc, Municipal Manager
23 Respectfully submitted: Mark Begich, Mayor
24

REZONING 2003-072

EXHIBIT A



Municipality of Anchorage
Planning Department



Date: MARCH 20, 2003

- Flood Limits
- 100 Year Floodplain
 - 500 Year Floodplain
 - Floodway



0 500 1000 Feet

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-040**

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR THE TLO MEDICAL OFFICE BUILDING; GENERALLY LOCATED IN THE UNIVERSITY-MEDICAL DISTRICT; EAST OF LAKE OTIS BOULEVARD AND NORTH OF 40TH AVENUE EXTENDED.

(Case 2005-086, Tax I.D. No. 004-202-05)

WHEREAS, a request has been received from the Trust Land Office for a site plan review for the TLO Medical Office Building, generally located east of Lake Otis Boulevard and north of 40th Avenue Extended.

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

A. The Commission makes the following findings of fact:

1. The property is part of a 14 acre rezone of Tract E, MHTL Subdivision from PLI to B-3 SL approved by the Assembly on December 2, 2003. The ordinance states that prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for a public hearing of each development. The zoning ordinance (2003-142) imposed special limitations on the development of the parcel.
2. Mental Health Trust Land is the owner of the property. The development is a design/build project by the Venture Development Group. The building will be owned and operated by a newly formed LLC named VDG-POA, LLC.
3. The TLO Medical Office Building is a three-story, 63,273 square foot medical office facility.
4. In addition to the Assembly ordinance and *Anchorage Bowl 2020 Comprehensive Plan*, the development is also subject to the provisions of the *2003 draft University Medical District Framework Master Plan*.
5. The Land Use Policy Map in the *Anchorage Bowl 2020 Comprehensive Plan* identifies the 14 acre site as a Major Employment Center and a Redevelopment/Mixed-Use Area. Lake Otis Boulevard is identified as a Transit-Supportive Development Corridor.
6. The Commission finds that should the construction of 40th Avenue occur a sidewalk will likely accompany that construction.
7. The Commission finds that mixed-use development is not part of this project or the previous Renal Care Group Building as needed for compliance with the provisions of the Assembly ordinance.

B. The Commission APPROVED the site plan subject to the following conditions:

1. These recommendations apply only to the 4.0 acres comprising Tract 2A, MHTL Subdivision. Future developments subject to AO 2003-142 will need to return to the Planning & Zoning Commission for site plan review.
2. All construction and improvements related to this approval shall be substantially in compliance with the review application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:

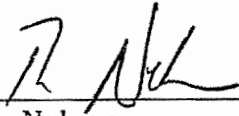
TLO Medical Office Building, Anchorage, Alaska, prepared by Koonce Pheffer Bettis Architects; sheets L1.0 dated 5/11/05 & L1.0 dated 06-28-05; L1.1 dated 6/28/05; L2.1 dated 06/28/05; A1.1, A1.2, A1.3, A3.1, A3.2, A3.3, and A2.1 dated 05-11-05; five perspective drawings – not dated, not titled.

3. Submit revisions that address the following in accordance with the standards established by AO 2003-142 and the *U-Med Universities and Medical District Framework Master Plan* for review and approval by Planning Department staff:
 - a. Submit a complete landscape plan including planting and construction details.
 - b. Submit a sign plan and details in accordance with AO 2003-142 and the *U-Med Universities and Medical District Framework Master Plan*.
 - c. Provide dumpster screening details in accordance with AO 2003-142.
 - d. Submit a lighting plan including lighting fixtures that show appropriate lighting to facilitate pedestrian use in accordance with AO 2003-142.
 - e. Resolve snow storage and landscape plan with MOA Planning
 - f. Indicate compliance with the 50 foot setback along the south property line.
 - g. Resolve the incorporation of a bus stop into the new sidewalk alignment along Lake Otis Parkway with Public Transportation.
 - h. Resolve the need for traffic calming on the TLO entry drive with the Traffic Department.
 - i. Integrate public art into the development project.

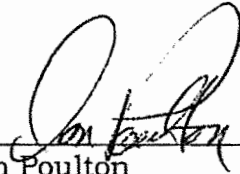
- j. A Notice of Zoning Action, with a copy of the Planning and Zoning Commission resolution and site plan, shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 18th day of July, 2005.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of Sept 2005. If the secretary received a written request and intent to appeal, this written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within fifteen (15) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030 and Anchorage Municipal Code of Regulations 21.10.304. If the secretary did not receive a written request and intent to appeal within seven (7) calendar days of the date the decision was made on the record, July 18, 2005, then this written decision is final and not appealable to any other administrative body. Final administrative decisions with no further administrative remedy may be appealed to



Tom Nelson
Secretary



Don Foulton
Chair

(Case 2005-086, Tax I.D. No. 004-202-05)

Municipality of Anchorage

G.2.

Planning Department

MEMORANDUM

DATE: July 18, 2005

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director

FROM: *SF* Sharon Ferguson, Senior Planner

SUBJECT: **Case 2005-086; Site Plan Approval for the TLO Medical Office Building**

APPLICANT: The Trust Land Office

TAX ID: 004-202-05

COMMUNITY COUNCIL: University Area, Tudor Area, and Rogers Park

RECOMMENDATION SUMMARY Approval with conditions

The Trust Land Office is requesting site plan approval for the TLO Medical Office Building.

PROJECT BACKGROUND

The subject property was part of a 14 acre rezone of Tract E, MHTL Subdivision from PLI to B-3 SL approved by the Assembly on December 2, 2003. The ordinance stated that prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for a public hearing of each development. This project is a 4 acre site on the south half of the subdivision described as Tract 2, U-MED Professional Park Subdivision.

Mental Health Trust Land is the owner of the 14 acre property along Lake Otis Parkway extending from Providence Drive on the north to 40th Avenue to the south. The legal description for this parcel is currently Tract 2A, U-Med Professional Park Subdivision. The zoning ordinance (2003-142) imposed special limitations on the development of the parcel, described below.

Project Description

The Renal Care Group building was the first project developed on this site and is nearing completion on the southeast corner of the southern tract. The 20,015 square foot single story building is a medical office facility focusing primarily on kidney related health issues.

The development under consideration is the TLO Medical Office Building, a three-story, 63,273 square foot medical office facility. The first floor will house a physical therapy suite designed primarily for temporarily and permanently disabled persons. Multiple tenants such as Providence Hospital Burn Care (tentatively) are anticipated to occupy the second floor. The third floor will be leased to Orthopedic Physicians Anchorage. Site work is anticipated to begin as soon as possible this summer, with the building completed in August 2006.

The development is a design/build project by the Venture Development Group. The building will be owned and operated by a newly formed LLC named VDG-POA, LLC.

Pedestrian and vehicular traffic circulation and safety

An entry drive from Lake Otis Parkway provides vehicular access to the site. Access can also be gained via the Laurel Street extension. The Laurel Street extension connects Providence Drive to Tudor Road and is expected to be completed this summer. If constructed, future access will be possible from 40th Avenue.

Pedestrian circulation is proposed from multiple access points – the sidewalk along the north entry drive connects to the building, Laurel Street Extension sidewalk, and Lake Otis Parkway. A eight foot wide pedestrian walkway is proposed between the Renal Care Facility and the TLO Medical Office Building. Heated pavement is provided at the east entry, handicap parking sidewalk, and pedestrian pick up/drop off area. The approved site plan for the Renal Care Facility showed a sidewalk along the future 40th Avenue Extension. The site plan for the TLO project does not indicate that a corresponding sidewalk is proposed. A sidewalk continuing from the adjacent facility to the corner of Lake Otis Boulevard and the future 40th Avenue should be shown on the site and landscape plans. The attached letter (condition 5) dated November 10, 2004 from Tim Potter – DOWL Engineers states “If the adjacent parcel is developed prior to 40th Avenue being extended, a walkway connection will be incorporated into the design to create full pedestrian connectivity. We are requesting that the proposed linkage be addressed in association with the next phase of development.” Pedestrian connectivity has not been addressed along 40th Avenue as part of the phased development as described. All other pedestrian access is satisfactory.

AO 2003-142 under Section 2. A. states “The parcel shall have the road improvements under construction within two years of the effective date of the rezone.” The plan to construct the internal circulation roadway by October 2005 complies with this provision of the Assembly Ordinance.

The maintenance of compatible and efficient development patterns and land use intensities.

AO 2003-142 states “The site plan should demonstrate compliance with the intent of mixed-use development as described in *Anchorage 2020* and the *2003 draft University Medical District Framework Master Plan*, and with the Design Guidelines recommended in

the 2003 draft *University-Medical Framework Master Plan*, to the maximum extent practicable. ”

Anchorage Bowl 2020 Comprehensive Plan

The Land Use Policy Map contained in the *Anchorage Bowl 2020 Comprehensive Plan* identifies the 14 acre site as a Major Employment Center and a Redevelopment/Mixed-Use Area. Further, Lake Otis Boulevard is identified as a Transit-Supportive Development Corridor. Major Employment Centers are defined as “being the most intensely developed areas of the Municipality. They will serve as focal points for the highest concentrations of office employment, together with supporting retail and commercial uses. Higher density mixed-use development that includes residential uses would also be encouraged within the employment center core.” “Mixing supportive retail uses, such as restaurants, branch banks, and shopping, with office developments is another important major employment center feature.”

In a telephone conversation with Alton Staff of People Mover, he indicated that he had not received a copy of the proposal. The nearest bus stop to the proposed building is 39th Avenue. Mr. Staff requested the opportunity to investigate the possibility of relocating this bus stop with the construction of the new sidewalk alignment on Lake Otis Boulevard.

The Design Guidelines contained in the *2003 Draft University-Medical District Framework Master Plan* address District Access, Circulation and Parking applicable to this project are as follows:

- Roadways - Design every street to accommodate automobiles, transit, bicycles and pedestrians equitably. *Complies.*
- Transportation Management - Promote the use of transit, walking, bicycling and skiing for circulation to and within the District. Maintain equity between modes within streets and intersections throughout the District. *People Mover has bus stops located approximately mid-way between 38th and 40th Avenue. Refer to discussion below.*
- Pedestrian and Bicycle Access – Expand the circulation system to provide safe and convenient access on foot and bicycle between all major destinations within and adjacent to the District. Seek opportunities to establish pedestrian connections between the campus and the adjacent neighborhoods. Design streets in the adjacent neighborhood which encourage pedestrian use. *Partially complies, see discussion below.*
- Public Art – Enrich the maturing urban environment by integration of art in its public spaces. Integrate public art into the development projects. Use regional and local themes in selecting public art. *Does not comply.*

2003 Draft University-Medical District Framework Master Plan

The Land Use Development map of the *2003 Draft University-Medical District Framework Master Plan* shows the subject property designated as mixed-use commercial and owned by the Mental Health Land Trust. Mixed-use commercial land uses are described in the Framework Plan as: "The intent is that these lands should be developed with a compact mix of uses that collectively support the needs of the institutions and those who inhabit them. Offices, institutions, homes, hotels and motels, entertainment, and retail are all encouraged in *Mixed Use Commercial* lands." The facility is not a mix of uses but it does support needs of the nearby medical institutions. To date, the 14 acre subdivision site has been solely developed as single use structures – office/medical facilities.

Design Guidelines - 2003 Draft University-Medical District Framework Master Plan

The following is a summary of the guidelines applicable to the proposal.

- Parking - the Framework Plan "recommends that all future parking facilities be located away from the main approaches to institutional buildings, so that they are secondary to those buildings and to the surrounding landscape. Similarly, parking lots or structures should not occupy conspicuous sites such as the corner sites at street intersections." *See below.*

The Design Guidelines (page 44) of the Framework Plan provide additional parking recommendations:

- Provide convenient but inconspicuous parking. *Does not comply. The parking lot will be readily visible from the future 40th Avenue given the minimal depth of the landscape buffer and the use of deciduous plant materials. The parking lot is located on what may become a corner site. Should 40th Avenue be built, the parking lot will be readily visible from 40th Avenue. The combination of Norway Spruce and Mugo Pine should be continued around the corner and along 40th Avenue to the property line. These evergreen species offer superior screening of the parking lot over the proposed deciduous species.*

The landscape plan shows a single row of evergreen trees and shrubs between the parking lot and Lake Otis Parkway. A single row of trees is not sufficient to screen the parking lot. A second row staggered with the first row would bring the parking lot closer to compliance.

- Minimize frontage areas used for surface parking. *Does not comply. A large expanse of street frontage along Lake Otis Boulevard is used for surface parking.*
- Provide landscape buffers between roadways and parking lots. *See discussion above.*
- Plat requirements also specify an 8 foot landscape easement on the east side of the property. *The landscape plan indicates compliance.*

- Limit parking areas so that they are not immediately visible from the municipal trails. *Not applicable – no municipal trails are in the immediate area.*
- Provide adequate, but not excessive parking at designated access points to trail system. *Not applicable.*
- Lay out surface parking with clear and direct pedestrian access routes. *The site plan conforms to this guideline.*
- To the extent practicable, use shared parking facilities. *The site is being developed in a piecemeal fashion; therefore, without a master plan for the 14 acre site, shared parking facilities are not likely to occur.*
- Discourage parking entrances and exits on pedestrian oriented streets, close to corners, or on (sic) pedestrian oriented streets. *Complies*
- Buffer structured parking at street level with active, pedestrian oriented uses or landscaping. *Not applicable – structured parking is not proposed.*
- Wherever practicable, locate parking facilities out of public view on the perimeter of campuses to reduce conflicts with pedestrians. *The TLO project is generally located outside the campus area: UAA, APU, and Providence Hospital.*

The Framework Plan under Entrance and Orientation further recommends the following: “Coordinate standards for lighting, street furnishings and signage throughout the District to create a consistent and understandable circulation system.” Staff’s understanding is that Laurel Street will be furnished with standard Municipal street lighting. The submittal did not include information regarding signage – page 5 of the narrative simple states “Signage for this project will meet the required standards.” The perspectives show building signage but these do not correspond to the site plan or landscape plan. The landscape plan shows a “concrete seatwall with building identification”, but this does not appear to relate to the perspective drawings. Submitted information is not sufficiently complete to determine whether the signage meets either the U-Med Plan or AO 2003-142. Should free-standing signage be needed, it should be coordinated with the new signage installed by UAA and Providence Hospital in order to establish a district character. The Design Guidelines state: “Set a precedent for future development with the quality of signage and of conspicuous building materials. It is important that consistent, high quality be maintained.”

Petitioner’s Compliance with Assembly Ordinance 2003-142

The Assembly Ordinance applies to the entire 14 acre tract, therefore some of the standards are not applicable to the subject property as it does not front on Providence Drive.

The Assembly Ordinance (refer to petitioner’s submittal) required several standards as follows:

- B. A landscape plan shall be submitted with the site plan that details required and recommended landscaping features. *A generally satisfactory landscape plan was submitted; however, additional details are needed, particularly for the east and west entry areas.*
- C. Building setback standards.
1. There shall be a building setback of at least 20 feet from the northern property boundary along Providence Drive to maintain the gateway/parkway appearance of Providence Drive. *Not applicable for the subject property because it does not front on Providence Drive.*
 2. There shall be a building setback of 50 feet from the southern property boundary to allow for the future construction of East 40th Avenue. *It is not clear from the submittal whether the project is in compliance with the 50 foot setback. This should be shown and labeled on the plans. Staff understands a building is not shown within the area that staff's assumes is the setback. However, should this area be needed for the construction of 40th Avenue, universal acknowledgment is desirable in the event the landscaping, dumpster enclosure, and parking spaces are lost.*
 3. The building setback on the western property boundary, along Lake Otis Parkway, shall coincide with the 10-foot Telephone and Electrical easement. *Not applicable for the subject property because it does not front on Lake Otis Parkway.*
 4. Along the east boundary of the property, there shall be an 8-foot landscape buffer. *Complies*
- D. Building height standard: building height shall be limited to 5-stories. *Complies - the building height is three stories. However, greater density (5-story building) is desired in the U-Med District. The Planning Department expects that subsequent developments submitted for review in the 14 acre tract will achieve higher densities in accordance with the goal of a Major Employment Center.*
- E. Site Design Standards:
1. On the northern half of Tract E, no parking areas shall be allowed between buildings and Providence Drive, and between buildings and Lake Otis Parkway. On the southern half of Tract E, there shall be no more than one driving aisle between buildings and Lake Otis Parkway. The aisle may have parking rows on both sides. *Although, a driving aisle is not proposed, the parking lot is adjacent to Lake Otis Parkway.*
 2. Two free-standing signs are allowed on each tract. A free-standing sign shall have a maximum height of 12-feet and a maximum 80-square foot area. Pole signs are prohibited. *Incomplete - complete signage details are needed.*
 3. Snow storage areas shall be identified on the site plan. To facilitate snow plowing and snow removal, snow storage areas equal to at least 15% of the total area of

parking, access drives, walkways, and other snow-clearing surfaces must be designated in the site plan. Half (50%) of snow storage areas shall be exclusive of required parking and required landscaping areas (per minimum code requirements). *Partially Complies – the Code Analysis shown on the Landscape Plan (sheet L1.1) indicates the snow storage areas comply with the Assembly Ordinance. However, the snow storage areas shown on the landscape plan: the bed/sidewalk along the west property line and the center parking lot, are not likely a workable solution. To use this area for snow storage as shown would require a high degree of snowplow artistry for which snowplow operators are not generally known in order to avoid damage to the Mayday trees. The precise movements required of a snowplow driver to carefully push snow under low branching trees in winter dark conditions without damaging the Mayday trees is unlikely. Either this space will not be used for snow storage given the difficulty, or if used, tree damage can be expected. Staff recommends that the petitioner submit a snow removal plan in the event on-site snow storage is inadequate. The site appears to be too small to meet this standard without using the space around the trees. Further, the walkway between the two facilities will also have to be plowed. A similar situation occurred with the Renal Care Facility, the resolution stated: "Submit a site and landscape plan that shows an 8 foot landscape bed along the west property line and shows the deletion of this landscape bed for snow storage purposes and includes a recalculation of the snow storage area exclusive of this landscape bed. If the recalculation reveals inadequate snow storage space to meet the 15% requirement than a snow removal plan shall be submitted."* The department recommends the same condition be applied to the TLO site.

4. All dumpsters and trash collection areas outside of buildings shall be surrounded with screens that include the following elements:
 - a. a roofed structure with a bottom no lower than 3 feet above the highest point of the container, and with a minimum roof height of 8 feet; and
 - b. an enclosure depth a minimum of 6 feet with placement stops in back of the enclosure to prevent containers from hitting the back wall; and
 - c. gates that are hinged to swing open at least 180 degrees (prevent bollards or other structures from blocking the gate swinging open) and can be latched open, or have a roll-up door.

Does not comply – dumpster screening details were not submitted. The narrative states that the dumpster will be located in the northwest corner of the site. The site plan shows this location with a screening wall; however, the more recently developed landscape plan dated 6-28-05 shows a different configuration. The landscape plan shows the dumpster enclosure in the southeast corner of the parking lot. It is not clear from the submittal whether the dumpster enclosure is gated. Regarding the roofed structure – in accordance with Fire Department wishes the roofed structure is no longer required.

5. All outdoor light fixtures shall direct light toward the ground. The light source must not be visible from abutting streets or properties. All parking lot lighting

shall have full cutoff fixtures as defined by the Illuminating Engineering Society of North America and shall use metal halide lamps. *Complies – The narrative states that metal halide with full cut-off fixtures as defined by the Illuminating Engineering Society of North America will be used.*

F. Building and site design guidelines.

1. The façade of any building facing Lake Otis Parkway and/or Providence Drive should not appear to be the back or rear of the building. Buildings along these major roadways should include windows and/or other architectural designs/methods that break up the building façade(s). *Complies. All building facades comply with the above.*
2. The mass of a single building or group of buildings should appear as an arrangement of smaller-sized, connected structures. Upper level offices, or residential floors, may be incorporated into the roof form to help reduce the apparent height and mass of the buildings. *The building mass is reduced through the wall design that varies between slightly projecting or receding. Variations in roof height also contribute to breaking up the building mass.*
3. The design of the building(s) and the site should allow pedestrians access to the site via walkways along and between buildings. Access points to buildings should permit direct and easy access to primary building entrances for pedestrians. *Partially complies, the attached letter (condition 5) dated November 10, 2004 from Tim Potter – DOWL Engineers states “If the adjacent parcel is developed prior to 40th Avenue being extended, a walkway connection will be incorporated into the design to create full pedestrian connectivity. We are requesting that the proposed linkage be addressed in association with the next phase of development.” Pedestrian connectivity has not been addressed along 40th Avenue as part of the phased development as described. All other pedestrian access is satisfactory.*
4. To maintain an active, vital storefront appearance, at least 30% of the total ground floor (ceiling to floor) wall surface, facing a public right-of-way, should be glazed with clear (or tinted) glass windows. Upper stories should provide fenestrations, appropriate to the building design, which make the upper floors appear as active, occupied space. *Partially complies. The submittal states that the first floor of the north façade is only 17% glazing. The façade faces the TLO entry drive. However, the first floor of the west façade facing Lake Otis Parkway has approximately 72% glazing.*
5. Use, design and placement of buildings near the intersection of Lake Otis Parkway and Providence Drive should not detract from the gateway image to the U-Med District. A landmark design feature should be considered for a structure at this corner. *Not applicable.*
6. Surface parking should be designed with clear and direct pedestrian access routes. Landscaping and appropriate lighting should be provided to facilitate pedestrian use. *Partially complies. The design of the surface parking lot offers*

clear and direct pedestrian access routes. The narrative describes the use of metal halide lighting, yet, the site plan does not show the lighting locations. Therefore, staff cannot determine whether the lighting facilitates pedestrian use.

7. *The planned internal access drive should be designed as a private road/driveway incorporating traffic calming techniques. Partially complies. The design of Laurel Street was approved as part of the Renal Care Facility and plat and included traffic calming approval. The TLO entry drive is designed as a private road/driveway. The submittal does not address the incorporation of traffic calming techniques.*
8. *A usable outdoor space, preferably with solar orientation, should be provided for public, customer and employee use. At the east entry, the landscape plan shows two concrete seatwalls and one wall with a built-in bench. The landscape plan/details do not indicate the amount of seating available. The perspective drawings appear to show seating incorporated at intervals in a wall. There also does not seem to be a detail for the concrete seatwalls. Staff questions how users would reach the southernmost seatwall given the surrounding trees and shrubs, this question is complicated by the fact that the plan is not to scale. Although, solar orientation should function well given the east and south orientation.*

G. General.

1. *The site plan should demonstrate compliance with the intent of mixed-use development as described in Anchorage 2020 and the 2003 draft University-Medical District Framework Master Plan, and with the Design Guideline recommended in the 2003 draft University-Medical Framework Master Plan, to the maximum extent practicable. Compliance with these plans has been previously addressed.*
2. *Prior to the issuance of a grading and excavation permit for any development other than the internal circulation road and utilities on Tract E, a Traffic Impact Study (TIA) shall be completed and submitted with the first public hearing site plan review by the Planning and Zoning Commission. The Traffic Impact Study was submitted as part of the Renal Care Facility review.*

H. Uses.

1. *Retail uses shall be limited to 40% of the combined gross square footage of all buildings on each tract. The project does not propose any retail uses.*

AGENCY COMMENTS – See attachments for all agency comments.

Physical Planning – AO 2003-142 G.1. states that the site plan should demonstrate compliance with the intent of mixed use development to the maximum extent practicable, which is not met with this specific proposal.

E.1 states that on the southern half of the original Tract E there will be no more than one driving aisle between buildings and Lake Otis Parkway. Considering the location of the existing renal care facility and parking proposed for this new development, the proposed site plan does not comply with this condition. If this plan is approved, landscaping along Lake Otis Pkwy. Adjacent to the parking lot should be enhanced.

A new electric transformer is shown located on the northwest corner of the site. In order to reduce the visual clutter at this corner, the transformer box should be relocated close to the building corner and screened appropriately with plant materials.

The *U-Med Plan* calls for public art to be integrated into the development projects. This has not been addressed.

DEPARTMENT RECOMMENDATION

The Department recommends APPROVAL of the site plan for the TLO Medical Office Building, subject to the following conditions.

1. These recommendations apply only to the 4.0 acres comprising Tract 2A, MHTL Subdivision. Future developments subject to AO 2003-142 will need to return to the Planning & Zoning Commission for site plan review.
2. All construction and improvements related to this approval shall be substantially in compliance with the review application, narrative, and the following plans on file with the Planning Department, except as modified by conditions of this approval:

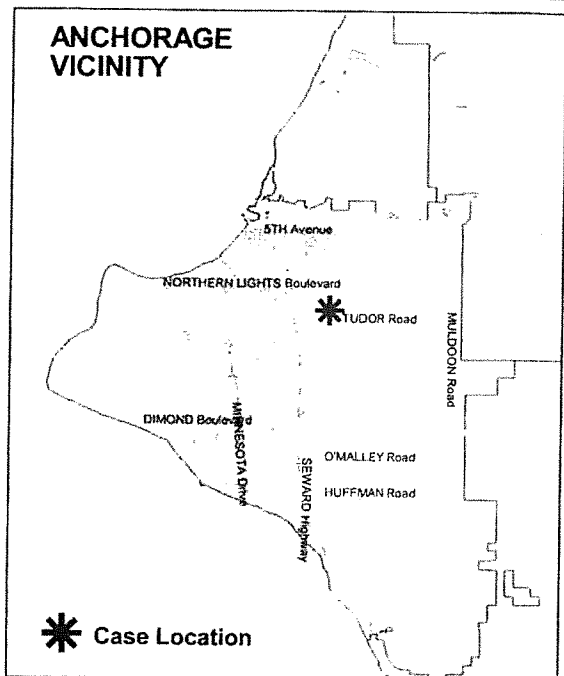
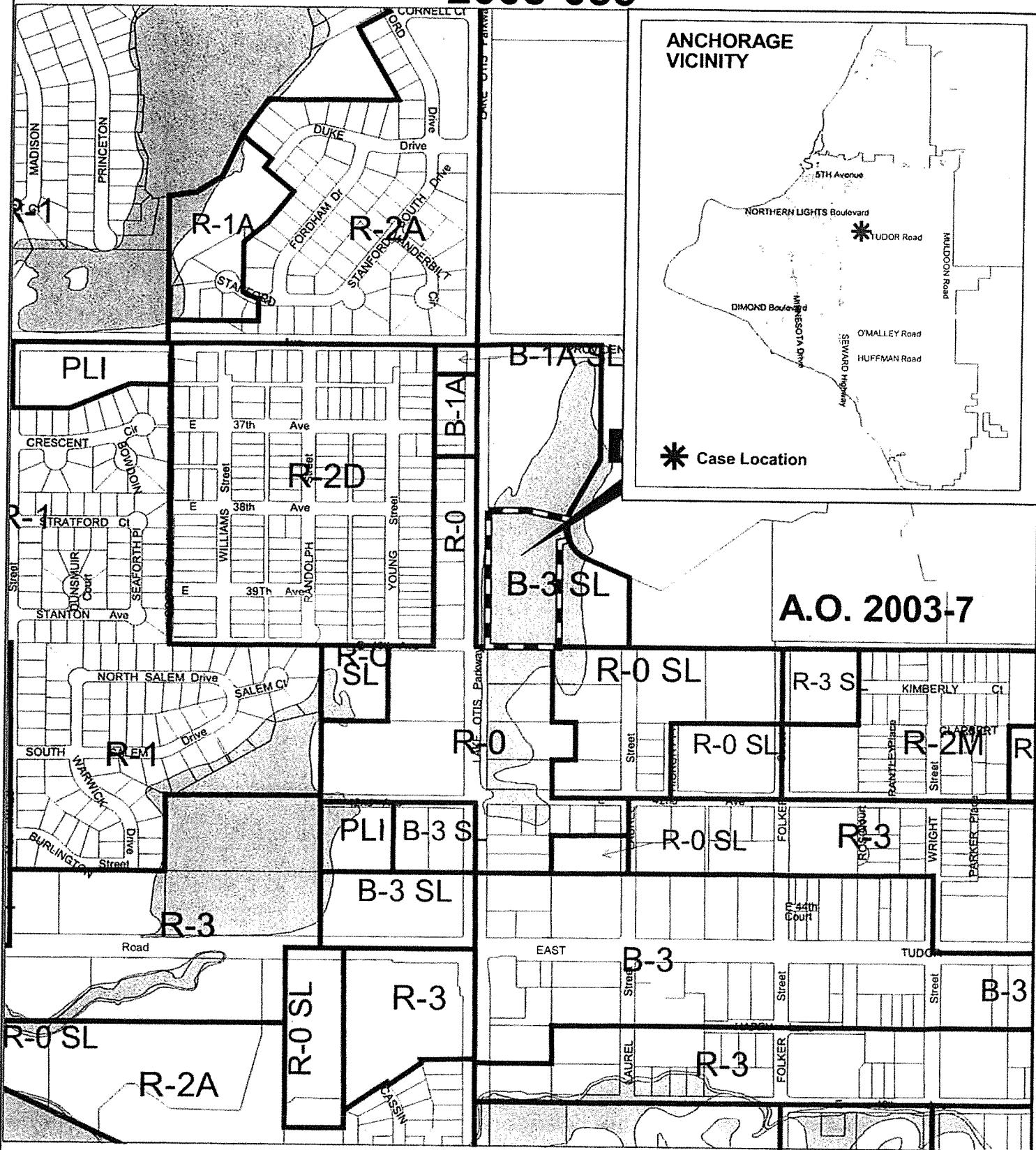
TLO Medical Office Building, Anchorage, Alaska, prepared by Koonce Pheffer Bettis Architects; sheets L1.0 dated 5/11/05 & L1.0 dated 06-28-05; L1.1 dated 6/28/05; L2.1 dated 06/28/05; A1.1, A1.2, A1.3, A3.1, A3.2, A3.3, and A2.1 dated 05-11-05; five perspective drawings – not dated, not titled.

3. Submit revisions that address the following in accordance with the standards established by AO 2003-142 and the *U-Med Universities and Medical District Framework Master Plan* for review and approval by Planning Department staff:
 - a. Submit a complete landscape plan including planting and construction details.
 - b. Submit a sign plan and details in accordance with AO 2003-152 and the *U-Med Universities and Medical District Framework Master Plan*.
 - c. Provide dumpster screening details in accordance with AO 2003-152.
 - d. Submit site and landscape plans that show pedestrian sidewalks as intended by AO 2003-142 and the *U-Med Universities and Medical District Framework Master Plan*, and letter dated November 10, 2004 from DOWL Engineers for 40th Avenue.
 - e. Submit a lighting plan including lighting fixtures that show appropriate lighting to facilitate pedestrian use in accordance with AO 2003-142.

- f. Submit a site and landscape plan that shows the deletion of the landscape beds for snow storage for the beds in the center of the parking, the west bed with adjacent sidewalk, and the bed north of the Laurel Street entrance to extent the length of the seven Mayday trees for snow storage purposes and includes a recalculation of the snow storage area exclusive of this landscape bed. If the recalculation reveals inadequate snow storage space to meet the 15% requirement than a snow removal plan shall be submitted.
- g. The combination of Norway Spruce and Mugo Pine shall continue around the corner and along 40th Avenue to the property line in accordance with the Design Guidelines - *U-Med Universities and Medical District Framework Master Plan*.
- h. Indicate compliance with the 50 foot setback along the south property line.
- i. Resolve the incorporation of a bus stop into the new sidewalk alignment along Lake Otis Parkway with Public Transportation.
- j. Resolve the need for traffic calming on the TLO entry drive with the Traffic Department.
- k. Integrate public art into the development project.
- l. Relocate electric transformer box closer to the building corner and screen appropriately with plant materials.

SITE PLAN REVIEW

2005-086



A.O. 2003-7

* Case Location

Municipality of Anchorage
Planning Department

- Flood Limits
- 100 Year Floodplain
 - 500 Year Floodplain
 - Floodway

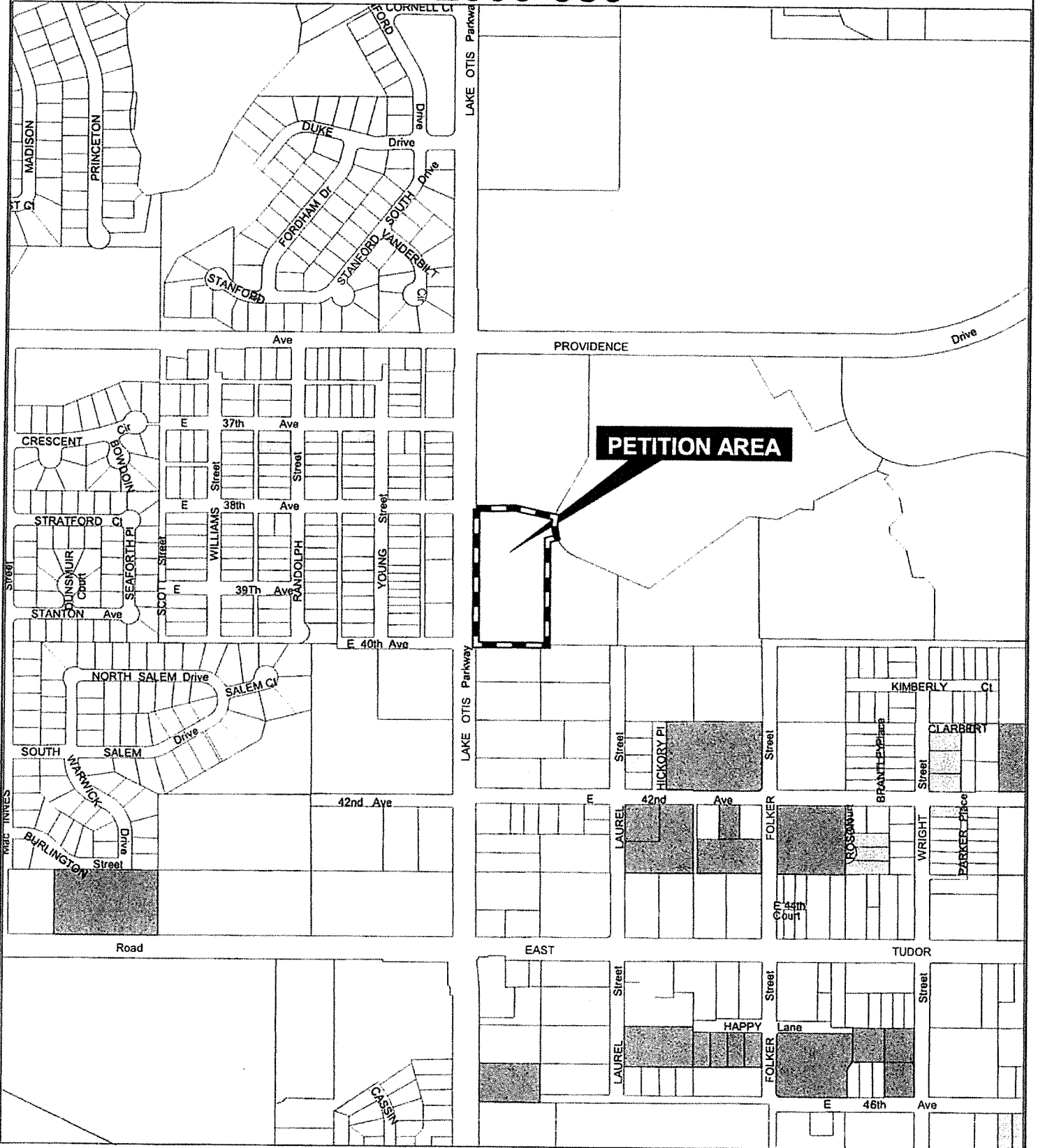


0 500 1000 Feet

Date: May 16, 2005

SITE PLAN REVIEW

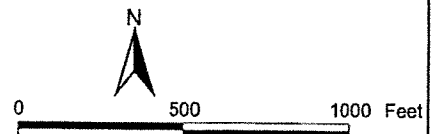
2005-086



Municipality of Anchorage
Planning Department

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+

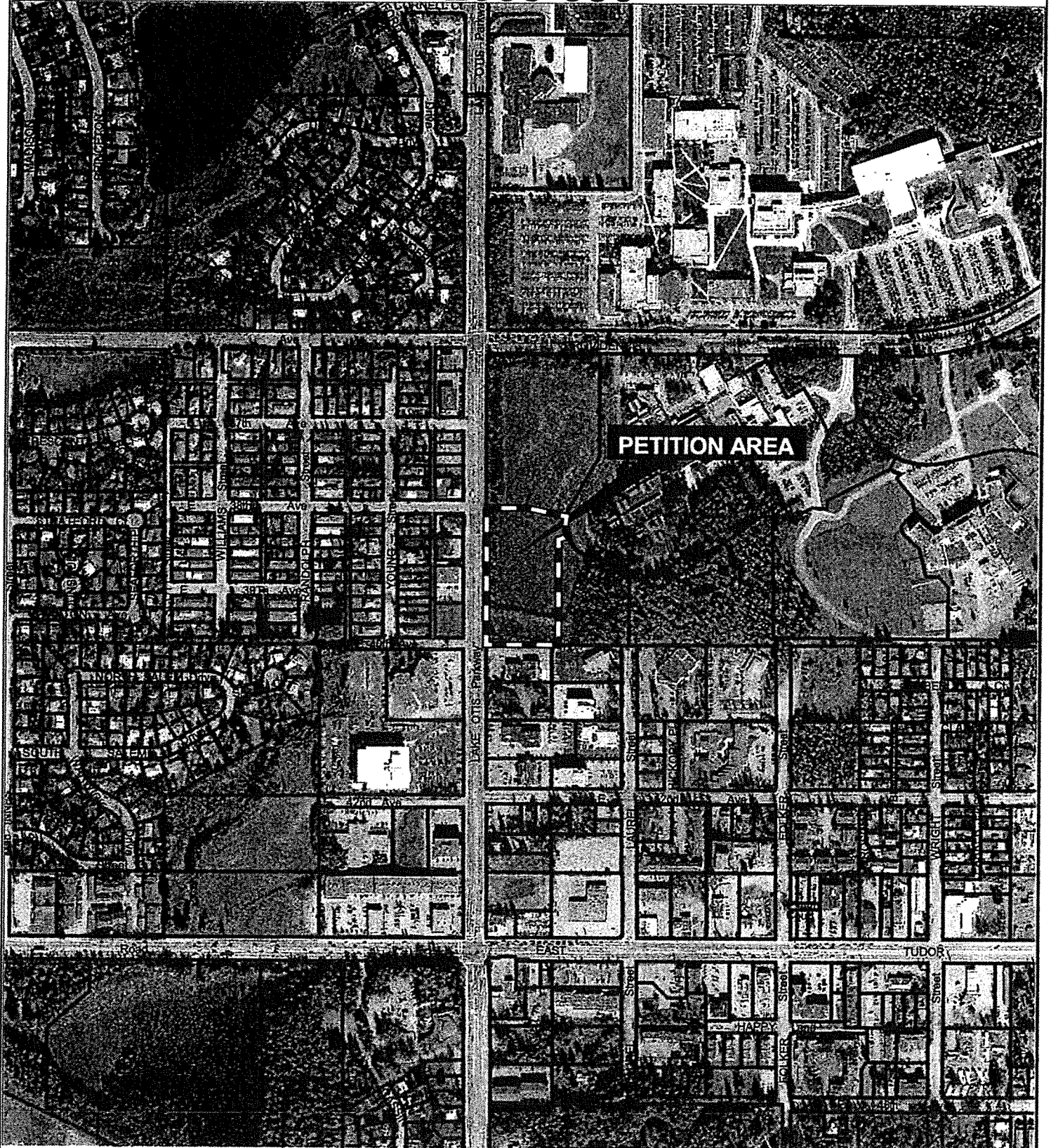
Date: May 16, 2005



Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

SITE PLAN REVIEW

2005-086



Municipality of Anchorage
Planning Department

Date: May 16, 2005



0 500 1000 Feet

Date of Aerial Photography: 2001



November 10, 2004
W.O. D58858

Mr. Jerry Weaver
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99510-6650

Subject: Renal Care Group Conditions of Approval
P&ZC Case No. 2004-153; Permit no. 04-6050

Dear Mr. Weaver:

The following is Venture Development Group's (VDG) response to the conditions of approval from the Planning and Zoning Commission (P&ZC). Attached is the revised landscape/site plan and lighting plan for the sidewalk along Laurel Street extension.

CONDITION 1

Site plans for future development on the southern half of Tract E, MHTL Subdivision will be reviewed by the P&ZC per AO 2003-142.

CONDITION 2

We have slightly modified the site plan to incorporate a larger dumpster pad and enclosure to allow for a cardboard recycling bin as well as a dumpster. The new location of the enclosure is shown on the attached landscape plan. We have also included a second outside sitting area located close to the employee entrance. The "public" sitting area remains on the west side of the building. The VDG has also asked for a designated smoking area, which we have shown, on the attached landscape plan

CONDITION 3

- a. A landscape site plan is attached. The construction details will be provided when complete.
- b. A signage plan will be submitted if VDG desires stand alone signage. Currently the only sign is attached to the building.
- c. Dumpster screening shall be accomplished with the use of concrete masonry using the same color palette that was used for the building exterior. Access gates will be provided and operate as required.
- d. A site plan including sidewalks is attached. The sidewalks meet all the requirements for AO 2003-142 as well as those from the draft U-Med District Framework Master Plan. This includes the following:
 1. The sidewalk along the western side of Laurel Street is separated from the road with landscaping. GRASS STRIP 11/30/04 R.H. ONEILL, VENTURE
 2. An eight-foot landscape buffer exists along this sidewalk where it is adjacent to the parking area.
 3. Along the eastern boundary of the property, there is an eight-foot wide landscape buffer.

Mr. Jerry Weaver
Planning Department
Municipality of Anchorage
November 10, 2004
Page 2

4. Surface parking is designed with clear and direct pedestrian access routes.
5. The pedestrian sidewalk along Laurel Street is lighted as indicated in the attached plans.
- e. Lighting plan for the sidewalk along Laurel Street extension is submitted with this letter. The site lighting plan will be submitted when complete. Lighting shall meet all requirements of AO 2003-142.
- f. Site landscape plan has been revised to reflect an eight-foot landscape buffer along west property line and shows required snow storage to meet 15 percent requirement.

CONDITION 4

Traffic calming resolved with Municipality of Anchorage traffic

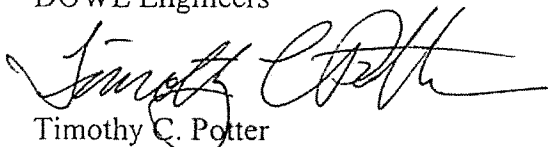
CONDITION 5

DOWL Engineers (DOWL) submitted a plan for approval to Sharon Ferguson two weeks ago regarding pedestrian connectivity from transit stops to the Renal Care facility at 40th Avenue and Laurel Street. We are following up with the status of that P&ZC Condition of Approval. In reviewing the site in relation to the current bus stop, pedestrians have a couple of options to access the Renal Care facility. Although they are not the most direct options, at this time we believe they will suffice until a more permanent trail is developed. The site does not currently lend itself to creating a direct pathway from the transit stop on Lake Otis Parkway due to a bog in the southwest corner and a deep drainage ditch that runs adjacent to Lake Otis Parkway.

We submitted three options that show pedestrian connectivity with future development. Please review the attached plan with the options for pedestrian connectivity. In all cases, a permanent, more direct pedestrian route will be incorporated into the next phase of development between Lake Otis Parkway and the Renal Care site. If 40th Avenue is extended between Laurel Street and Lake Otis Parkway, a walkway will obviously be incorporated. If the adjacent parcel is developed prior to 40th Avenue being extended, a walkway connection will be incorporated into the design to create full pedestrian connectivity. An additional future option is to construct a walkway in association with the internal drive linking Laurel Street to Lake Otis Parkway along the alignment of East 38th Avenue. We are requesting that the proposed linkage be addressed in association with the next phase of development, which will occur between the Renal Care project and Lake Otis Parkway. As you know, any future development on this site is subject to a formal site plan review at the P&ZC.

Pedestrian connectivity with the bus stops is being investigated with People Mover. Our preference is for a bus stop at or close to the Renal Care Facility on Laurel Street. The construction of 40th Avenue would also provide direct pedestrian access to Lake Otis Parkway and the bus stop between 40th and East 38th Avenues.

Sincerely,
DOWL Engineers



Timothy C. Potter
Director of Planning

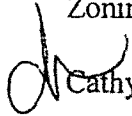
Attachments: As stated

MUNICIPALITY OF ANCHORAGE

MEMORANDUM

DATE: June 20, 2005

TO: Jerry T. Weaver, Jr., Division Administrator
Zoning Division, Planning Department

THRU:  Cathy Hammond, Physical Planning Supervisor

FROM: Physical Planning Division Staff

SUBJECT: Staff comments for the Planning and Zoning Commission to be heard
July 18, 2005

RECEIVED

JUN 28 2005

Municipality of Anchorage
Zoning Division

2005-086 Site Plan Review for a Medical Office in U-Med District

When this property was rezoned in the fall/winter of 2003, the Planning Department, the Mental Health Trust, and Venture Development jointly developed a set of special limitations that were acceptable to all parties. This development is also subject to the *U-Med Plan*.

The Building Design Guidelines in AO2003-142 Amended should be reviewed to ensure the proposed project is in compliance. G.1. states that the site plan should demonstrate compliance with the intent of mixed use development to the maximum extent practicable, which is not met with this specific proposal.

E.1. states that on the southern half of the original Tract E there will be no more than one driving aisle between buildings and Lake Otis Parkway. Considering the location of the existing renal care facility and parking proposed for this new development, the proposed site plan does not comply with this condition. If this plan is approved, landscaping along Lake Otis Pkwy. adjacent to the parking lot should be enhanced. The narrative indicates snow storage will be addressed with the landscaping plan; however, no landscape plan was submitted.

The *U-Med Plan* states that parking facilities should be configured for convenience without undue visibility. The large parking lot at the northeast corner of 40th Avenue and Lake Otis Pkwy should provide an access connection to 40th Avenue for circulation and pedestrian convenience. There appears to be a lack of safe north/south pedestrian walkways through the parking lot.

The dumpster is located in close proximity to Lake Otis Pkwy. There are two concerns with the location. The first concern is maneuverability of the garbage truck and potential obstruction of traffic at the intersection of Lake Otis Pkwy. and the Entry Drive and the second concern is potential visibility of the dumpster from Lake Otis Pkwy. There may be a need to relocate the dumpster farther east of the Lake Otis Pkwy. and Entry Drive intersection. Site design standard E.5 calls for a four-sided, roofed dumpster enclosure.

The *U-Med Plan* calls for public art to be integrated into the development projects. This has not been addressed.

MOA Zoning Review

Page 2

June 28, 2005

2005-086 U-Med Professional Park Subd 2A 3801 Lake Otis Pkwy/ Site Plan review

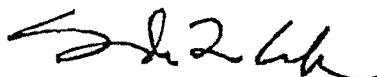
The Department agrees with the 40th Avenue planning. Request restriction on structures in the southeast corner of property for future potential signal and turn lanes at 40th Avenue and Lake Otis.

2005-092 Original Blk 17 Lot 1B 508 2nd Ave @ E Street/Conditional use: Charter School: The state has no concerns with this project. The school walking routes need to be reviewed by the Municipality's Traffic Department and follow ASD HTC guidelines, as well as the Alaska Traffic Manual.

2005-099 Independence Park Lot 1A-2 ZBEA Appeal for zoning enforcement order B-3SL
Please inform the owner/association that parking is not allowed on/or in Abbott Road rights of way.

Thank you for the opportunity to comment.

Sincerely,



Sandra L. Cook
Anchorage Area Planner

/ch

RECEIVED

MAY 24 2005

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 05-24-05

Case: 2005-086

Flood Hazard Zone: A1

Map Number: 0241

Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

A Flood Hazard permit is required for any construction in the floodplain.

I have no comments on this case.

Reviewer: Jack Puff



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

JUN 30 2005

Municipality of Anchorage
Zoning Division

DATE: June 13, 2005
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Comments, July 18, 2005, Planning & Zoning Commission

05-080 ARRC's Ship Creek District

Comments submitted by Jon Spring, Transportation Planning, under separate cover.

05-089 Independence Park; Variance to allow less than the required parking spaces; Grid 2433

Traffic has no comment

05-086 U-MED professional Park, Site Plan review for a medical office; Grid 1734

Traffic has no comment.

05-087 Gregson; Site Plan Review for a permanent Fred Meyer garden center; Grid 1632

Traffic has no comment.

E-MAILED

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

RECEIVED

MAY 26 2005

COMMUNITY PLANNING
AND DEVELOPMENT

MEMORANDUM

DATE: May 26, 2005
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician, AWWU *H Stewart*
SUBJECT: Planning & Zoning Commission Hearing July 18, 2005
AGENCY COMMENTS DUE June 20, 2005

AWWU has reviewed the case material and has the following comments.

05-086 U-MED Professional Park, Tract 2A (site plan review) Grid 1734

1. AWWU requires a private systems plan review and approval prior to any excavation.

If you have any questions, call me at 343-8009 or the AWWU Planning at 564-2739.



Municipality of Anchorage
Development Services Department
Building Safety Division



MEMORANDUM

RECEIVED

DATE: June 24, 2005
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due June 20, 2005

JUN 27 2005

Municipality of Anchorage
Zoning Division

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2005 - 086 Site plan review for a medical office

No objection

2005 - 087 Site plan review for a storage yard

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division



MEMORANDUM

RECEIVED

JUN 20 2005

DATE: June 19, 2005

TO: Planning Department, Zoning and Platting Division

THRU: Jack L. Frost, Jr., Right of Way Supervisor *L. Frost*

FROM: Lynn McGee, Senior Plan Reviewer *LM*

SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of July 18, 2005.

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due June 20, 2005.

05-080 Alaska Railroad Reserve, grids 1130, 1131, 1132, 1229, 1230, 1231, & 1232
(Rezone to PC, Planned Community District)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-086 U-MED Professional Park, Tract 2A, grid 1734
(Site Plan Review for Medical Office Building)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-087 Gregson, Lot 1, grid 1632
(Site Plan Review for Storage Yard)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Application for a Site Plan Review

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

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE
Name (last name first) The Trust Land Office	Name (last name first) O'Neill, Bob (Venture Development Group)
Mailing Address 718 L Street, Suite 202 Anchorage, Alaska 99501	Mailing Address 425 G Street, Suite 210 Anchorage, Alaska 99501
Contact Phone: Day: 269-8658 Night:	Contact Phone: Day: 646-4644 Night: 317-1692
FAX: 269-8905	FAX: 646-4655
E-mail:	E-mail: boneill@vdg-alaska.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax #(000-000-00-000):		
Site Street Address: 3801 Lake Otis Parkway		
Current legal description: Tract 2A, U-MED Professional Park Subdivision		
Zoning: B-3 SL	Acreage: Tract 2A approx. 4 acres	Grid # SW 1734

SITE PLAN APPROVAL REQUESTED
<input type="checkbox"/> Church <input type="checkbox"/> Bed and breakfast <input type="checkbox"/> Special limitation <input type="checkbox"/> Public facility <input type="checkbox"/> Public facility project landscaping <input checked="" type="checkbox"/> Other: Site Plan Review Per AO 2003-142, Ammended

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

Date 5/16/05	Signature <i>Robert O'Neill</i> (Agents must provide written proof of authorization)
-----------------	--

Accepted by <i>AC</i>	Poster & Affidavit: <i>AC</i>	Fee \$4,800	Case Number 2005-086
--------------------------	----------------------------------	----------------	-------------------------

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban		<input type="checkbox"/> Rural	
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input checked="" type="checkbox"/> Major Employment Center		<input type="checkbox"/> Redevelopment/Mixed Use Area <input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center		<input type="checkbox"/> Industrial Center	
<input checked="" type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Tumagain Arm			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

ENVIRONMENTAL INFORMATION (All or portion of site affected)				
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input checked="" type="checkbox"/> Rezoning - Case Number: 2003-072 (AO 2003-142, Ammended)	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

DOCUMENTATION	
Required:	<input type="checkbox"/> 25 copies of site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; grading; landscaping; signage; drainage and project location. <input type="checkbox"/> 25 copies of Building plans to scale depicting: floor plans; building elevations; exterior colors and textures. <input type="checkbox"/> Narrative: explaining the project; planning objectives; construction and operation schedule; final ownership <input checked="" type="checkbox"/> One copy of Assembly Ordinance enacting zoning special limitations, if applicable.
Required if indicated:	<input type="checkbox"/> Air quality impact <input checked="" type="checkbox"/> Traffic impact analysis (completed in 2004) <input type="checkbox"/> Economic impact analysis <input type="checkbox"/> Soils analysis <input type="checkbox"/> Noise impact analysis <input type="checkbox"/> Holding capacity of the land analysis <input type="checkbox"/> Shadow impact analysis

CHURCH AND BED & BREAKFAST STANDARDS Not Applicable

The Planning Director may only approve a church site plan or a bed and breakfast site plan if the director finds that **all** of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed site plan demonstrates that the church will not have a permanent or negative impact on those items listed in this subsection substantially greater than that anticipated from permitted residential development:

- a. Pedestrian and vehicular traffic circulation and safety.
- b. Demand for and availability of public services and facilities.
- c. Noise pollution, air pollution, water pollution and other forms of environmental pollution.

PUBLIC FACILITY PROJECT LANDSCAPING REVIEW STANDARDS Not Applicable

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

Cost.

Feasibility.

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

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

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

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

PUBLIC FACILITY STANDARDS Not Applicable

The Planning and Zoning Commission shall review a proposed site plan for consistency with the goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site.

SPECIAL LIMITATION STANDARDS

The Planning and Zoning Commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.:

Refer to attached documents.

- SITE PLAN REVIEW - NARRATIVE DESCRIPTION OF PROJECT (7 pages)**
- Vicinity Map showing site location**
- U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 2 MAP**
- Anchorage Ordinance - AO 2003-142, Amended**
- Municipality of Anchorage Assembly Memorandum - No. AM 789-2003**
- REZONING 2003-072 - Exhibit A**
- Traffic Impact Study (TIA)**

SITE PLAN REVIEW

NARRATIVE DESCRIPTION OF PROJECT

a. Statement of Planning Objectives / Description of Operation:

The TLO Medical Office Building project is located on the 4,069 acre Tract E, MHTL Subdivision (plat 2002-28) along Lake Otis Parkway that extends from Providence Drive on the north to 40th Avenue on the south. The project is on the south half of the subdivision described as Tract 2, U-MED Professional Park Subdivision. The entire Tract E, MHTL Subdivision was rezoned in 2003 from PLI to B-3 SL.

A set of special limitations is designated for developments on this property by the zoning ordinance 2003-142. The first requirement of the special limitations is to submit a site plan to the Planning and Zoning Commission (P&ZC) prior to the issuance of a grading and excavation permit for the development.

The first project developed on this site is the Renal Care Group building on the southeast corner of the new southern tract. The 20,015 square foot single story building is medical office facility that focuses primarily on kidney related health issues and contains typical exam rooms, offices a lab and a large dialysis room. This project is nearing completion, including the 80 space parking lot required for the 250 building square feet per space Title 21 regulation.

The second and current proposed building project, the TLO Medical Office Building, is a 63,273 square foot, 3-story; steel framed structure to provide medical office facilities for an orthopedic medical practice on the third floor and a first floor physical therapy suite designed primarily for temporarily and permanently disabled persons. Title 21 requires one off-street parking space for every 250 square feet of gross floor area for health facilities; and the proposed site plan shows the required total of 253 parking spaces including 8 handicapped spaces provided (7 handicapped parking spaces are required).

b. Development Schedule with Phases and Dates:

Site work is anticipated to begin as soon as possible this year, in the summer of 2005, with the building completion in August of 2006.

c. Intent of Final Ownership:

The building will be owned and operated by a newly formed LLC named VDG-POA, LLC.

d. Code Information:

The project is being designed under the currently adopted codes by the Municipality of Anchorage, including the 2000 International Building Code and MOA's Title 21.

IBC Code: 2000
Building Type: II-B
Fire Resistive Rating Requirements: 0 - hrs for all bldg elements
0 - hrs for exterior walls if $\geq 10'$ fire separation distance
1 - hr for vertical shafts, including stairs
Occupancy Types: S-2 Parking (open or closed)
B Office (professional physician services)

Occupancy Separations:
I-2 to S-2 2 hour (reduce to 1-hour if sprinklered, IBC 302.3.3)
I-2 to B 2 hour (reduce to 1-hour if sprinklered, IBC 302.3.3)
B to S-2 2 hour

Floor to Floor Height: 14 feet

Gross Square Ft:

First Floor:	25,129 s.f.	w/o MRI:	23,295 s.f.
Second Floor:	19,072 s.f.		19,072 s.f.
Third Floor:	<u>19,072 s.f.</u>		<u>19,072 s.f.</u>
Total:	63,273 s.f.		61,439 s.f.

Occupant Loads: (Per IBC Table 1003.2.2.2)

Business Areas: 100 s.f per occupant
Exercise Rooms: 50 s.f. per occupant
Locker Rooms: 50 s.f. per occupant
Accessory storage areas, mech & equip rooms: 300 s.f. per occupant

Toilet Fixtures Required: (Per IBC Table 2902.1 and International Plumbing Code Section 419.2 for urinals)

Business: Water Closets; 1 per 50 occupancy
Urinals; max. substitution to be 67% of required W.C.'s
Lavatories; 1 per 80 occupancy
Drinking Fountain; 1 per 100 occupancy

First Floor: Calculate based on business use (add toilet facilities by T.I. as required)
23,767 s.f. / 100 s.f. per person = 237 occupants / 50 persons per toilet = 5 fixtures

Second Floor: 18,518 s.f. / 100 s.f. per person = 185 occupants / 50 persons per toilet = 4 fixtures

Third Floor: (same as second floor)

Occupants:

First Floor: One Tenant; Providence Group, physical therapy.
Second Floor: Multiple Tenants; Providence burn care tentative, others undetermined.
Third Floor: One Tenant: Orthopedic Physicians Anchorage

Design Team:

Architectural: Garrett Maupin, Project Manager & Andrew J. Weiss, Designer / KPB
Landscape: Tamas Deak / KPB
Civil: Kurt Hulteen / Dowl Engineers
Electrical: Tom Looney / Arctic Sun Engineering
Mechanical: Bob Jernstrom / Jernstrom Engineering
Structural: John Johansen / Reid Middleton

Title 21; 21.50.200

General Standards for Site Plan Approval

The authority reviewing a site plan shall approve the site only if it finds that the site plan:

- A. Meets the criteria for its approval established under this title; and
- B. Will not have a permanent negative impact on those items listed in this subsection substantially greater than that anticipated from permitted development:
 1. Pedestrian and vehicular traffic circulation and safety.
 - a. Vehicular access to the site will be from the north, and the south, primarily through a private drive accessed from Lake Otis Parkway. The site can also be accessed from Providence Drive via the Laurel Street extension. Laurel Street can also be accessed from the south via 42nd Avenue or Tudor Road. If and when 40th Avenue is constructed, another access point to the site could be provided into the parking lot directly from 40th Avenue.
 - b. Pedestrian circulation can be accessed from the north, south, east and west. West, as well as the north access is via a sidewalk along Lake Otis Parkway. North access can also be from Providence Drive along the pedestrian path adjacent to the Laurel Street Extension and into the site that also connects to the location of future 40th Avenue. South and east access to the site can be accomplished via the Laurel Street or from Tudor Road, both along the sidewalks and the pedestrian path. There are two main entrances to the building, the west entrance from Lake Otis Parkway and the east entrance from the parking lot and pedestrian path and sidewalks. Both entrances will have sufficient protected entries provided by the upper portion of the building overhangs in conjunction with the setback arctic style entries.
 - c. The parking lot is located on the east side of the building as well as the major portion located to the south. The parking area on the east side of the building may be designated for the employee parking. The client and accessible parking is located on the south side of the building with the heated portion of the sidewalk being at the east entrance of the building, extending to the handicapped parking spaces as well as a drop-off / pick-up area adjacent to the sidewalk and curb on the south side of the building, only a short distance to the east entrance. The combination of the overhead protected entry and the heated sidewalk will provide a convenient and safe entry into the building from the parking lot areas and the transport of disabled persons via the muni-handicapped buses or other special transportation means.
 2. The demand for and availability of public services facilities.
 - a. The site will be served by all major public utilities such as telephone, natural gas, water & sewer, fire, police, building safety, and Anchorage roads drainage service area (ARDSA). The exposed utility services such as electrical transformers as well as the trash dumpsters will be screened from view and located on the northwest corner of the site close to the building.

3. Noise, air, water, or other forms of environmental pollution.
 - a. Construction activities will be completed in accordance with all State and Municipal regulations concerning noise, air, and water pollution. Operation of the facility will have a minimal impact on the adjacent neighborhood. The trash collection will be accessed directly from the TLO private drive on the north side of the building. Landscaping along the west side of the parking area will provide buffering between the Lake Otis Parkway traffic and pedestrian sidewalk along the same. The required dedicated snow storage areas will be provided within the area of the parking lot and drainage of such will occur through the normal parking lot drainage system, thereby minimizing any impact to the environment.
4. The maintenance of compatible and efficient development patterns and land use intensities.
 - a. The site is located in the Northeast subarea of the Anchorage Bowl as depicted in the 2020 Anchorage Bowl Comprehensive Plan (2020 ABC). The University-Medical district is in this sub-area. The land use concept plan depicted in the 2020 ABC Plan designates this area as a Major Employment Center, as a Redevelopment/Mixed-Use Area, and Lake Otis Parkway as a Transit-Supportive Development Corridor.
 - b. Major employment centers are intended “to provide the highest concentrations of office employment and attendant infrastructure to support a mix of high-intensity land uses in order to support a more balanced transportation system”. The TLO Medical Office facility complies with this policy.
 - c. Properties along the transit-supportive development corridors “represent optimal locations for more intensive commercial and residential land use patterns which will support and encourage higher levels of transit service.” The TLO Medical Office facility complies with this policy.
 - d. The TLO Medical Office facility also complies with the University-Medical District framework Master Plan by following the design guidelines for uses, building mass, building articulation, pedestrian access, and vehicular circulation as well as parking. The building is specifically located on the north end of the property to allow the building design to have the entries on the south side adjacent to outdoor sunny areas as well as the critical southern exposure during the short winter months.

Compliance with A) 2003-142, Amended

Special limitations associated with the rezoning amendment dated December 2, 2003

Section 2.

- A. A site plan is being submitted to the Planning Department that will be heard by the Planning and Zoning Commission.
- B. A landscape plan will be included in the site plan submittal.
- C. Building setback standards.
 - 1. N/A
 - 2. The site is designed with the parking area on the south portion of the lot, adjacent to the future East 40th Avenue location. The lot is designed to allow for the full installation of the future street by including the 50 foot setback.
 - 3. The building location respects this setback requirement.
- D. The building is 3-stories in height, below the 5-story limitation.
- E. Site design standards:
 - 1. The location of the building on the northwest corner of Tract 2A complies with the requirement of no parking between the building and Lake Otis Parkway
 - 2. This requirement has been met by the development of the first project, the Renal Care Group building on the southeast corner of the new southern Tract 2A. The uncompleted portion of the 8-foot landscaped area will be completed along with the landscaping and parking lot area of this project.
 - 3. Signage for this project will meet the required standards.
 - 4. Snow storage will be provided for within the requirements of this standard. Snow storage will include areas at the northeast corner of the parking lot as well as along the landscaping on the east side of the parking lot. These areas will be defined on the landscaping plan.
 - 5. The dumpster will be located on the northwest corner of the site, coinciding with the northwest corner of the building for easy access by maintenance services as well as for the refuse collection vehicle. The refuse dumpster will be screened from view from both north and south directions along Lake Otis Parkway as well as from the TLO Entry Drive access along the north side of the building. The apparent conflict between the requirements of the roofed structure and the requirements of the Anchorage Fire Department needs to be resolved prior to final design of the enclosure. During a pre-review meeting with Jerry Weaver at Planning and Zoning, the developers were directed to proceed with the design of the enclosure without a roofed structure, which would be in compliance with the Fire Department.
 - 6. All outdoor light fixtures will meet code regulations for direction and visibility as well as use metal halide lamps and full cutoff fixtures as defined by IESNA. Special directional light may be requested for the lighting of the building facade entry signage along the south facing wall of the east entry.

F. Building and site design guidelines.

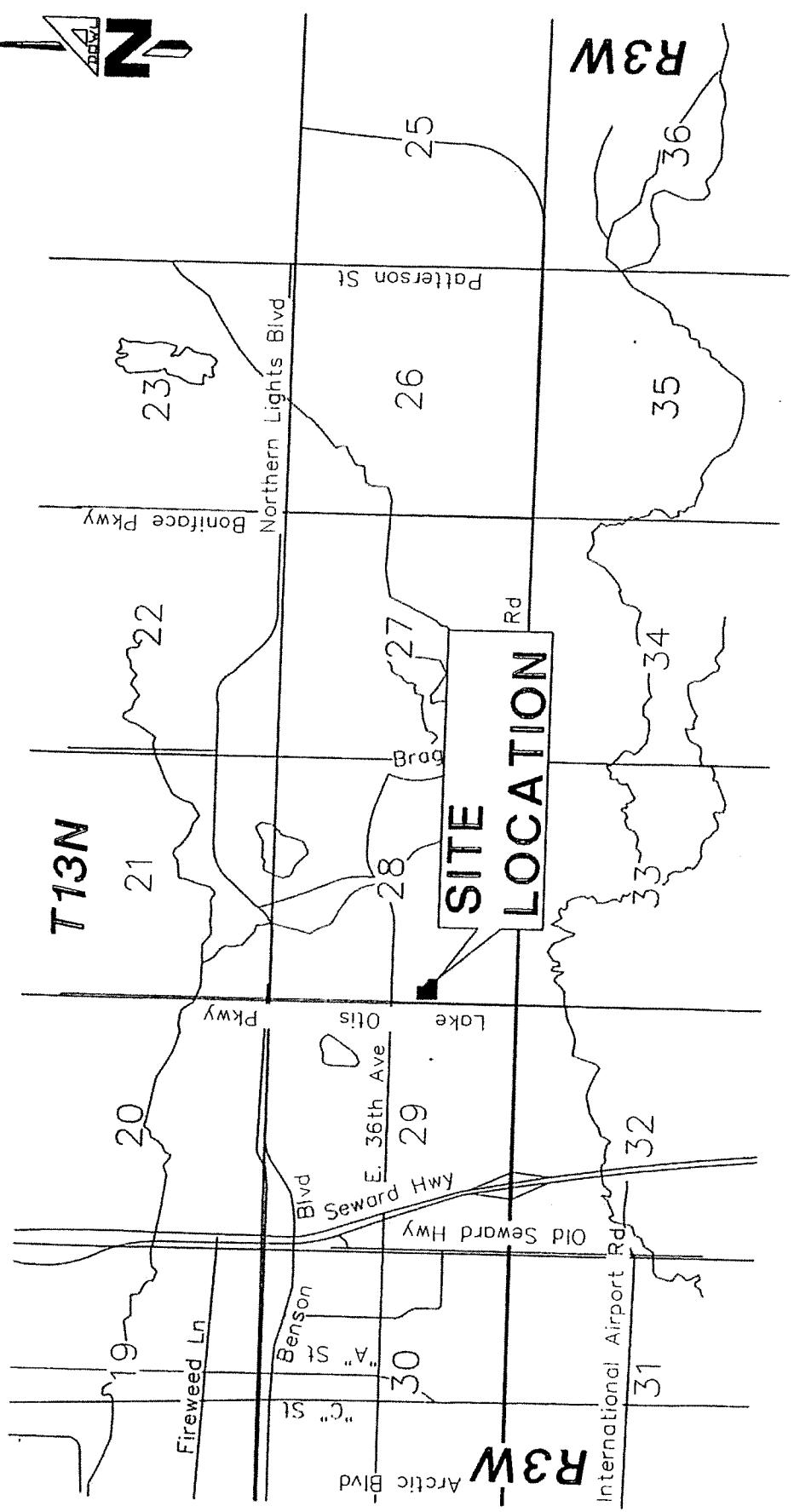
1. The west façade of the building parallels Lake Otis Parkway and has approximately two thirds of that first floor façade is designed as store-front glazing. Refer to item two below for additional support that this side does not appear as the back of a building.
2. The entire mass of the building appears as several solids juxtaposed to break up the entire mass into smaller units. The upper 2-story façade is a series of planes that extend out and in along the length of the building to provide a profile that is not continuous, adding complexity to the entire exposed face of the building. In addition, the entry along Lake Otis, as well as on the east side, is delineated with a continuous curtain wall from the first floor soffit level to above the main roof line to focus attention to the building entries. The roof line of the building is therefore not one continuous level.
3. The building pedestrian access is explained in item B, 1 above under the heading of Title 21; 21.50.200. There is adequate pedestrian access around the perimeter of the building from any direction as well as the two main entries well defined on both the east and west sides of the building, with canopy overhangs and full height curtain wall glazing to define them from great distances from the building.
4. The north level one façade is less than the required 30% glazing (17%), however, this exterior elevation of the building is adjacent to the TLO Entry Drive and not along the major public right-of-way. In addition, the west level one façade is approximately 72% glazing, providing a very open and inviting vital storefront appearance to the public. And again, refer to item two above for explanation of the upper building fenestrations with many punched openings and lineal strip windows at those elevations.
5. The building is placed adjacent to Lake Otis Parkway with good public exposure from the street in both directions, without detracting parking spaces between the street and the building. However, this project does not include the corner of Lake Otis and Providence Drive, and therefore this issue would be addressed directly with another future project.
6. The parking layout of the lot includes clear and accessible pedestrian routes through both the linear directional parking lot layout that provides clear views down the parking aisles to the building entrances as well as sidewalks that lead to the building on both the east and west sides of the parking areas.
7. The planned internal access drive has been provided by the first project in the form of the Laurel Street Extension. Other internal access is being provided by the TLO Entry Drive (a private road) which is a very short connection between Lake Otis and Laurel Street Extension and will not appear as a thoroughfare connection.
8. A useable outdoor space is being provided on the southeast side of the building, just east of the east entry. This space has the advantage of having full exposure to both the east and south sun exposures. This makes this space an attractive place to enjoy the outdoors in both morning hours as well as throughout the day, without any shading affects from the building. In addition, the building is used as a shield against traffic noise generated from Lake Otis Parkway. Part of this area will also be protected from north winter winds, yet maintain access to the low winter sun on those clear cold days, both contributing to the more environmentally friendly entrance on the east side, also in conjunction with the heated sidewalks at that side. Low landscaping type walls with built-in seating is envisioned to be incorporated with this area for the enjoyment of all using the facility.

G. General

- ① The site design demonstrates the compliance with the mixed-use development as described in the Anchorage 2020 Plan and the 2003 draft of the University-Medical District Framework Master Plan.
- ② The Traffic Impact Study (TIA) was done and approved for the first project on this site during the development of the Renal Care Group building on the southeast corner of the new southern tract 2A. A copy of this study is attached.

H. Uses

- ① Not applicable. No retail use is presently considered as part of this project.
- ② Not applicable. No restaurant, food or liquor distribution is part of this project.
3. Not applicable. Office / medical use is permitted.



W.O. D58319



U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 2
VICINITY MAP

NTS

Figure 2

ACRES

E. 38TH AVENUE

E. 40TH AVENUE

LAKE OTIS PARKWAY

MEDICAL PARK

W.O. D58319



U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 2
LOCATION MAP

PLAT # 2004-172

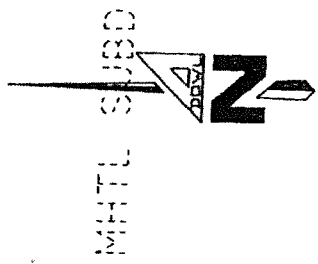
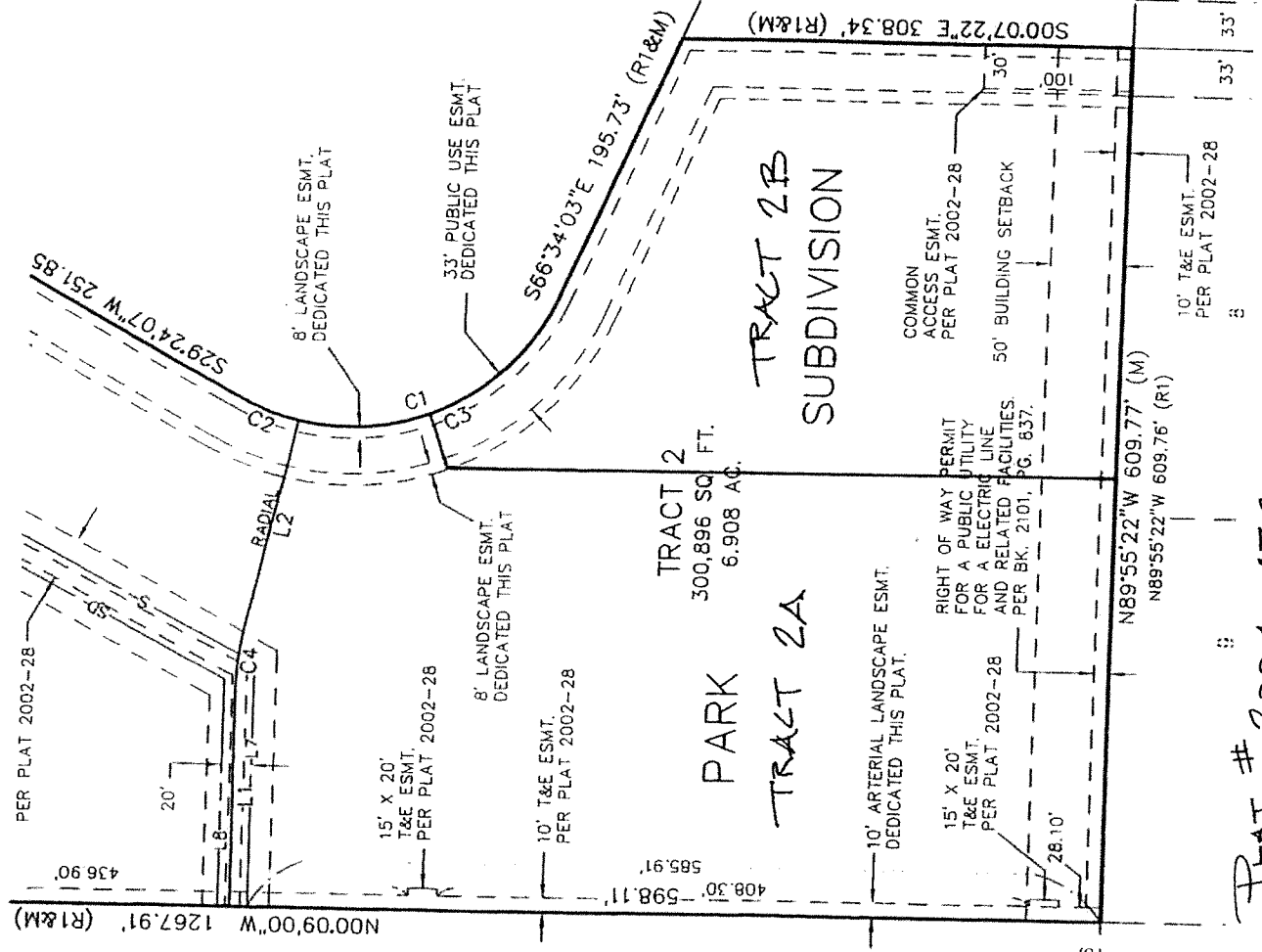


Figure 1

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 12-2-03

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: October 7, 2003

Anchorage, Alaska
AO 2003-142, Amended

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 14 ACRES FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACT E, MENTAL HEALTH TRUST LAND SUBDIVISION; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAKE OTIS PARKWAY AND PROVIDENCE DRIVE.

(University Area Community Council) (Planning and Zoning Commission Case 2003-072)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as B-3 SL (General Business District) with special limitations zone:

Tract E, Mental Health Trust Land Subdivision, as shown on Exhibit "A" (Planning and Zoning Commission Case 2003-072).

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitations:

A. Prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for public hearing of each development, except that the internal circulation roadways, as depicted in the "U-Med Study" and utilities may be permitted following an administrative review by the MOA Planning Director. The parcel shall have the road improvements under construction within two years of the effective date of the rezone.

B. A landscape plan shall be submitted with the site plan that details required and recommended landscaping features.

C. Building setback standards.

1. There shall be a building setback of at least 20 feet from the northern property boundary along Providence Drive to maintain the gateway/parkway appearance of Providence Drive.

✓ 2. There shall be a building setback of 50 feet from the southern property boundary to allow for the future construction of East 40th Avenue.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

3. The building setback on the western property boundary, along Lake Otis Parkway, shall coincide with the 10-foot Telephone and Electrical easement.
4. Along the east boundary of the property, there shall be an 8-foot landscape buffer.

D. Building height standard: building height shall be limited to 5-stories.

E. Site design standards:

1. On the northern half of Tract E, no parking areas shall be allowed between buildings and Providence Drive, and between buildings and Lake Otis Parkway. On the southern half of Tract E, there shall be no more than one driving aisle between buildings and Lake Otis Parkway. The aisle may have parking rows on both sides.
2. The planned internal access drive shall be designed as a two-lane local access street (as illustrated in the 2003 draft "U-Med District Plan," page 34) with a separated sidewalk on the western side of the street. An 8-foot landscape buffer along this sidewalk shall be provided adjacent to parking areas.
3. Two free-standing signs are allowed on each tract. A free-standing sign shall have a maximum height of 12-feet, and a maximum 80-square foot area. Pole signs are prohibited.
4. Snow storage areas shall be identified on the site plan. To facilitate snow plowing and snow removal, snow storage areas equal to at least 15% of the total area of parking, access drives, walkways, and other snow-clearing surfaces must be designated in the site plan. Half (50%) of snow storage areas shall be exclusive of required parking and required landscaping areas (per minimum code requirements).
5. All dumpsters and trash collection areas outside of buildings shall be surrounded with screens that include the following elements:
 - a. a roofed structure with a bottom no lower than 3 feet above the highest point of the container, and with a minimum roof height of 8 feet; and
 - b. an enclosure depth of a minimum 6 feet with placement of stops in back of the enclosure to prevent containers from hitting the back wall; and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

c. gates that are hinged to swing open at least 180 degrees (prevent bollards or other structures from blocking the gate swinging open) and can be latched open, or have a roll-up door.

6. All outdoor light fixtures shall direct light toward the ground. The light source must not be visible from abutting streets or properties. All parking lot lighting shall have full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and shall use metal halide lamps.

F. Building and site design guidelines.

1. The facade of any building facing Lake Otis Parkway and/or Providence Drive should not appear to be the back or rear of the building. Buildings along these major roadways should include windows and/or other architectural designs/methods that break up the building façade(s).

2. The mass of a single building or group of buildings should appear as an arrangement of smaller-sized, connected structures. Upper level offices, or residential floors, may be incorporated into the roof form to help reduce the apparent height and mass of the buildings.

3. The design of the building(s) and the site should allow pedestrians access to the site via walkways along and between buildings. Access points to buildings should permit direct and easy access to primary building entrances for pedestrians.

4. To maintain an active, vital storefront appearance, at least 30% of the total ground floor (ceiling to floor) wall surface, facing a public right-of-way, should be glazed with clear (or tinted) glass windows. Upper stories should provide fenestrations, appropriate to the building design, which make the upper floors appear as active, occupied space.

5. Use, design and placement of buildings near the intersection of Lake Otis Parkway and Providence Drive should not detract from the gateway image to the U-Med District. A landmark design feature should be considered for a structure at this corner.

6. Surface parking should be designed with clear and direct pedestrian access routes. Landscaping and appropriate lighting should be provided to facilitate pedestrian use.

7. The planned internal access drive should be designed as a private road/driveway incorporating traffic calming techniques.

1 8. A usable outdoor space, preferably with solar orientation, should be
2 provided for public, customer and employee use.
3

4 G. General.
5

6 1. The site plan should demonstrate compliance with the intent of mixed-
7 use development as described in Anchorage 2020 and the 2003 draft
8 University-Medical District Framework Master Plan, and with the
9 Design Guidelines recommended in the 2003 draft University-Medical
10 Framework Master Plan, to the maximum extent practicable.
11

12 2. Prior to the issuance of a grading and excavation permit for any
13 development other than the internal circulation road and utilities on
14 Tract E, a Traffic Impact Study (TIA) shall be completed and
15 submitted with the first public hearing site plan review by the Planning
16 and Zoning Commission.
17

18 H. Uses.
19

20 1. Retail uses shall be limited to 40% of the combined gross square
21 footage of all buildings on each tract.
22

23 2. No beverage dispensary liquor license shall be allowed unless associated with a
24 Restaurant with more than 50% of its gross business related to food.
25

26 3. Prohibited uses.
27

28 a. Package liquor stores.

29 b. Gasoline service stations, auto repair maintenance, bulk fuel dealers, primary tire
30 change facilities.

31 c. Car washes.

32 d. Vehicle rentals or sales.

33 e. On-site dry cleaning.

34 f. Bars or taverns.

35 g. Video or amusement arcades or pool halls.

36 h. Adult-style entertainment (adult bookstores, peepshows,
37 topless/bottomless dancers, massage parlors, escort services, and
38 similar uses).

39 i. Transmission towers.

40 j. Mini-storage facilities.

41 k. Taxidermists, meat or game processing and lockers.

42 l. Pawn shops.

43 m. Gun shops.

44 n. Funeral parlors and crematoriums.

45 o. Drive-through retail establishments of any kind.

1 p. Stand-alone video rental stores.
2

3 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
4 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for
5 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically
6 affected by the Special Limitations set forth in this ordinance, shall apply in the same manner
7 as if the district classification applied by this ordinance were not subject to Special
8 Limitations.
9

10 **Section 4.** The Director of the Planning Department shall change the zoning map
11 accordingly.
12

13 **Section 5.** This ordinance shall become effective within ten (10) days after the Director of
14 the Planning Department has received written consent of the owners of the property within the
15 area described in Section 1 above to the special limitations contained herein. The rezone
16 approval contained herein shall automatically expire and be null and void if the written
17 consent is not received within 120 days after the date on which this ordinance is passed and
18 approved. In the event that no special limitations are contained herein, this ordinance is
19 effective immediately upon passage and approval.
20

21 **Section 6. The Municipal Assessor shall be notified immediately of this rezone.**
22

23 PASSED AND APPROVED by the Anchorage Assembly this
24

25 2nd day of December 2003.
26

27
28
29
30 ATTEST:


Chair

31
32
33
34
35 Sharon S. Duvette
36 Municipal Clerk
37
38
39
40



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 789-2003

Meeting Date: October 7, 2003

From: Mayor

Subject: AO 2003-142

Planning and Zoning Commission Recommendation of Approval to rezone 14 +/- acres from PLI to B-3 SL for Mental Health Trust Lands Subdivision, Tract E; generally located on the southeast corner of Lake Otis Parkway and Providence Drive.

1 The Mental Health Trust Land (MHTL) Office petitioned to rezone approximately 14 +/-
2 acres from PLI (Public Lands and Institutions District) to B-3 SL (General Business
3 District) with special limitations. The property fronts onto Lake Otis Parkway and
4 Providence Drive.

5
6 MHTL offered design standards, and use limitations as special limitations. The Planning
7 and Zoning Commission accepted revised special limitations that had been worked out
8 between MHTL and the Planning Department Staff, which incorporated concepts found in
9 the *Universities and Medical District Framework Master Plan (U-Med Plan) Final Draft*,
10 April 2003. The revised special limitations outline use and general special limitations
11 (including a site plan review and a Traffic Impact Study); standards for building setbacks,
12 building design, site design; and guidelines for building design and site design.
13

14 The present zoning code does not easily provide for mixed-use development on this
15 property without the use of special limitations. While the R-O, residential-office, district
16 seems more appropriate to the character of development anticipated here, it does not permit
17 the type of accessory retail use suitable for a mixed-use area. In contrast, the B-3, general
18 commercial, district essentially permits all commercial uses with a focus on areas exposed
19 to heavy automobile traffic. Although the B-3 does permit offices and other uses found in
20 mixed-use areas, retail use on this property should be restricted to accessory use only, not
21 primary. Given that, the revised special limitations for the proposed B-3 SL rezone would
22 meet the intent of the mixed-use category in both *Anchorage 2020* and the 2003 draft U-
23 Med District Framework Master Plan, and prevent the development of strip commercial
24 along a major arterial.
25

26 B-3 SL zoning with the revised special limitations generally meets the standards for a
27 zoning map amendment as required by AMC 21.20.090, the Anchorage 2020 Plan
28 Transition guidelines required by AMC 21.05.080.C.4.c (how applications would be
29 viewed in the transition between adoption of *Anchorage 2020* and the adoption of more
30 specific land use plans and the policies and strategies of *Anchorage 2020*, including
31 Policies 1, 4-7, 9-14, 21-23). *Anchorage 2020* designates this area as a Major

1 Employment Center and Redevelopment/Mixed-Use Area, and is directly adjacent to the
2 Lake Otis Transit Supportive Development Corridor making this property desirable for
3 mixed use development. VW
4

5 The Tudor Area Community Council provided a letter asking for special limitations, in
6 addition to those already proposed, for a 40-foot buffer of trees, a transit center located off
7 the street; traffic concerns be addressed; minimize parking; provide pedestrian amenities;
8 require a three story height limitation; require an acoustics study (that lights not shine onto
9 adjacent property).
10

11 The Commission voted unanimously to recommend approval to rezone the subject
12 property to B-3 SL. The Administration supports the proposed B-3 SL zoning for the
13 subject property.
14
15
16

17 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning
18 Department
19 Concur: Susan R. Fison, Acting Director, Planning Department
20 Concur: Mary Jane Michael, Director, Office of Economics and
21 Community Development
22 Concur: Denis C. LeBlanc, Municipal Manager
23 Respectfully submitted: Mark Begich, Mayor
24

WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: _____
- Project Location, Tax ID, or Legal Description: 3801 Lake Otis Parkway
(Tract 2A, U-Med Professional Park Subdivision)
- Project Area (if different from the entire parcel or subdivision): changes/additions are
around north, east and south sides of existing building

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

KBC **DOES NOT** contain stream channels and/or ^{major} drainageways, as identified in WMS field or archival mapping information. * Site does contain storm drains.

DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping IS NOT REQUIRED.**

Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.**

Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | | |
|----------------------------|---------------------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

Kyle Cunningham
Kyle Cunningham

7/10/13

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, DAVID G. HANSON, HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND THAT THE ALASKA MENTAL HEALTH TRUST AUTHORITY IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON. PURSUANT TO AS 38.05.801, AND THE REGULATIONS PROMULGATED THEREUNDER, I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND DEDICATE RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ALASKA MENTAL HEALTH TRUST AUTHORITY
550 WEST 7TH AVENUE, SUITE 1820
ANCHORAGE, ALASKA 99501

BY: David G. Hanson
DAVID G. HANSON
EXECUTIVE DIRECTOR
MENTAL HEALTH TRUST LAND OFFICE
DEPARTMENT OF NATURAL RESOURCES

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) SS.

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF December, 2004, PERSONALLY APPEARED DAVID G. HANSON, KNOWN TO ME TO BE THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, ON BEHALF OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AS AGENT FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 et. seq.), PURSUANT TO AS 37.14.009(g)(2), FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.



David M. Ska
NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 12-31-07

ACCEPTANCE OF DEDICATION

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

DATED AT ANCHORAGE, ALASKA, THIS 29th DAY OF December, 2004.

David Ska MUNICIPAL CLERK
David G. Hanson MAYOR OF ANCHORAGE
Deputy

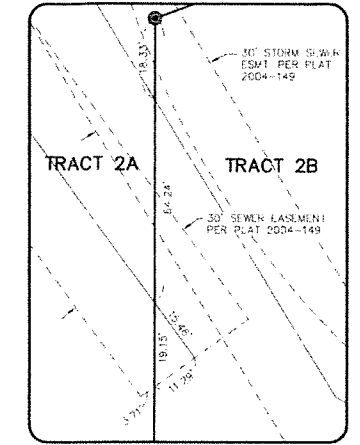
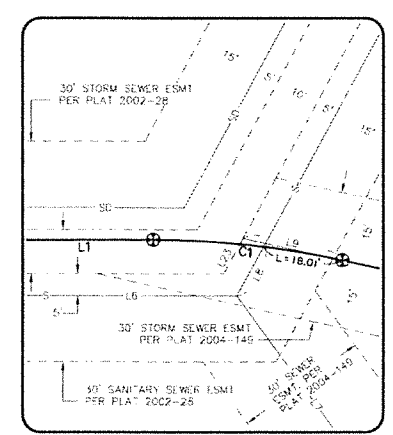
TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAN 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.

12-30-04 DATE
David G. Hanson AUTHORIZED OFFICIAL

LEGEND

- FOUND MONUMENT AS DESCRIBED.
- FOUND 2" DIA. ALUMINUM CAP ON 5/8" DIA. REBAR, PER PLAT NO. 2002-28. FLUSH WITH GRADE. GOOD CONDITION. -HELD- TYPICALLY STAMPED AS SHOWN:
- ⊕ FOUND 2" DIA. ALUMINUM CAP ON 5/8" DIA. REBAR, PER PLAT NO. 2004-149. FLUSH WITH GRADE. GOOD CONDITION. -HELD- TYPICALLY STAMPED AS SHOWN:
- ⊙ SET 2" DIA. ALUMINUM CAP ON A 5/8" x 30" REBAR, FLUSH WITH PAVEMENT OR GRADE. TYPICALLY STAMPED AS SHOWN:
- COMPUTED POINT - NOTHING SET THIS SURVEY.
- (R1&M) RECORD PER PLAT NO. 2004-149 & MEASURED.
- T&E MEANS TELECOMMUNICATIONS AND ELECTRIC.
- (DTP) MEANS DEDICATED THIS PLAT.



LINE	BEARING	LENGTH
L1	(R1&M) N89°51'00"E	151.12'
L2 (RAD)	(R1&M) S77°29'30"E	151.13'
L3 (RAD)	N69°35'24"E	41.00'
L4	(R1&M) N89°55'22"W	50.00'
L5	(R1&M) N89°51'00"E	50.00'
L6	S89°56'59"E	170.00'
L7	S36°03'35"E	235.99'
L8	N28°32'20"E	12.75'
CL 30' STORM SEWER EASEMENT		
L9	(REG) S77°29'30"E	22.95'
L10	S77°29'30"E	96.15'
L11	S01°27'47"E	101.50'
L12	S31°19'31"E	114.79'
L13	S63°17'52"E	121.01'
L14	N67°25'05"E	20.16'
L15	(END) N23°25'57"E	35.50'
L16	(THE) S66°34'03"E	130.60'
L17	N77°29'30"W	45.00'
L18	S66°34'03"E	107.08'
L19	S00°07'22"E	186.02'
L19	S29°24'07"W	206.80'
CL 30' WATER EASEMENT		
L20	(THE) N00°07'22"W	35.00'
L21	(REG) N89°55'22"W	245.14'
L22	(END) N00°04'38"E	37.00'
L23	N28°32'20"E	7.74'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	(R1&M) 12°39'29"	195.00'	43.08'	42.99'	S83°49'15"E
C2	(R1&M) 79°04'33"	155.00'	213.92'	197.34'	S27°01'47"E
C3	32°55'06"	155.00'	89.05'	87.83'	S03°57'03"E
C4	46°09'27"	155.00'	124.87'	121.52'	S43°29'20"E
C5	79°04'33"	200.00'	276.03'	254.64'	S27°01'47"E
C6	66°26'41"	127.00'	147.28'	139.16'	S33°20'43"E

RECORDED-FILED

REC. DIST. _____

DATE: _____ 20__

TIME: _____

Requested by: _____

Address: _____

PLAT APPROVAL

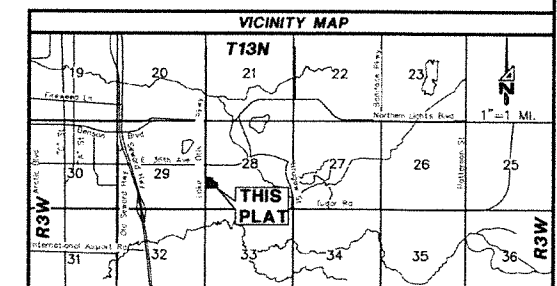
PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS 30th DAY OF Dec., 2004.

M. O'Brien
AUTHORIZED OFFICIAL

APPROVALS

M. O'Brien 12-30-04
PLATTING OFFICER DATE

Thomas W. Smith 12/29/04
MUNICIPAL SURVEYOR DATE



LOCATED WITHIN THE N 1/2 OF THE SW 1/4, SEC. 28, T13N, R3W, S.M. AK
TRUST LAND SURVEY NO. 2004-03

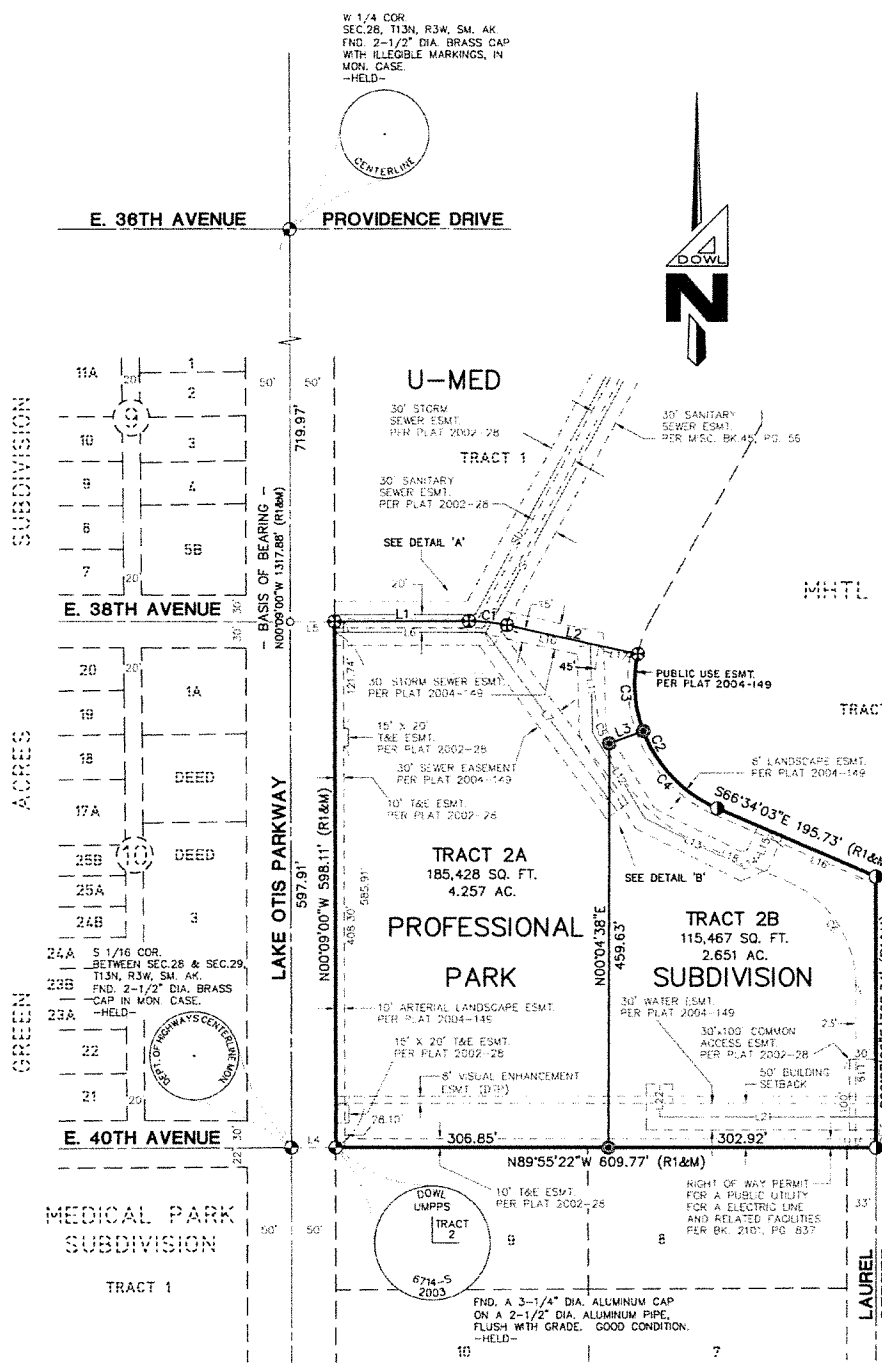
PLAT OF
U-MED PROFESSIONAL PARK SUBDIVISION
TRACT 2A AND TRACT 2B

A 6.908 ACRE SUBDIVISION OF
TRACT 2, U-MED PROFESSIONAL PARK SUBDIVISION (PLAT NO. 2004-149)

LOCATED WITHIN
THE N 1/2 OF THE SW 1/4, SEC. 28, T13N, R3W, S.M. AK
ANCHORAGE RECORDING DISTRICT



DWN: CAR/KET	CHK: SEP	DATE: 12-28-04	DOWL FILE NO:
F.B: 1328, 1508	SCALE: 1"=100'	W.O. 058858	147-98
GRID: 1734	C-P: PNT NO. 00074248	SHEET	
REF. DWG: 147-37	CASE: S-11323	1 OF 1	



DETAIL 'A' SCALE: 1"=20'

DETAIL 'B' SCALE: 1"=20'

SW 1/16 COR, SEC 28, T13N, R3W, S.M. AK, FND. 2-1/2" DIA. ALUMINUM CAP ON A 2-1/2" DIA. ALUMINUM PIPE, FLUSH WITH GRADE. -HELD-



2004-172
ANCHORAGE
12-30 04
2:27 P
MBA

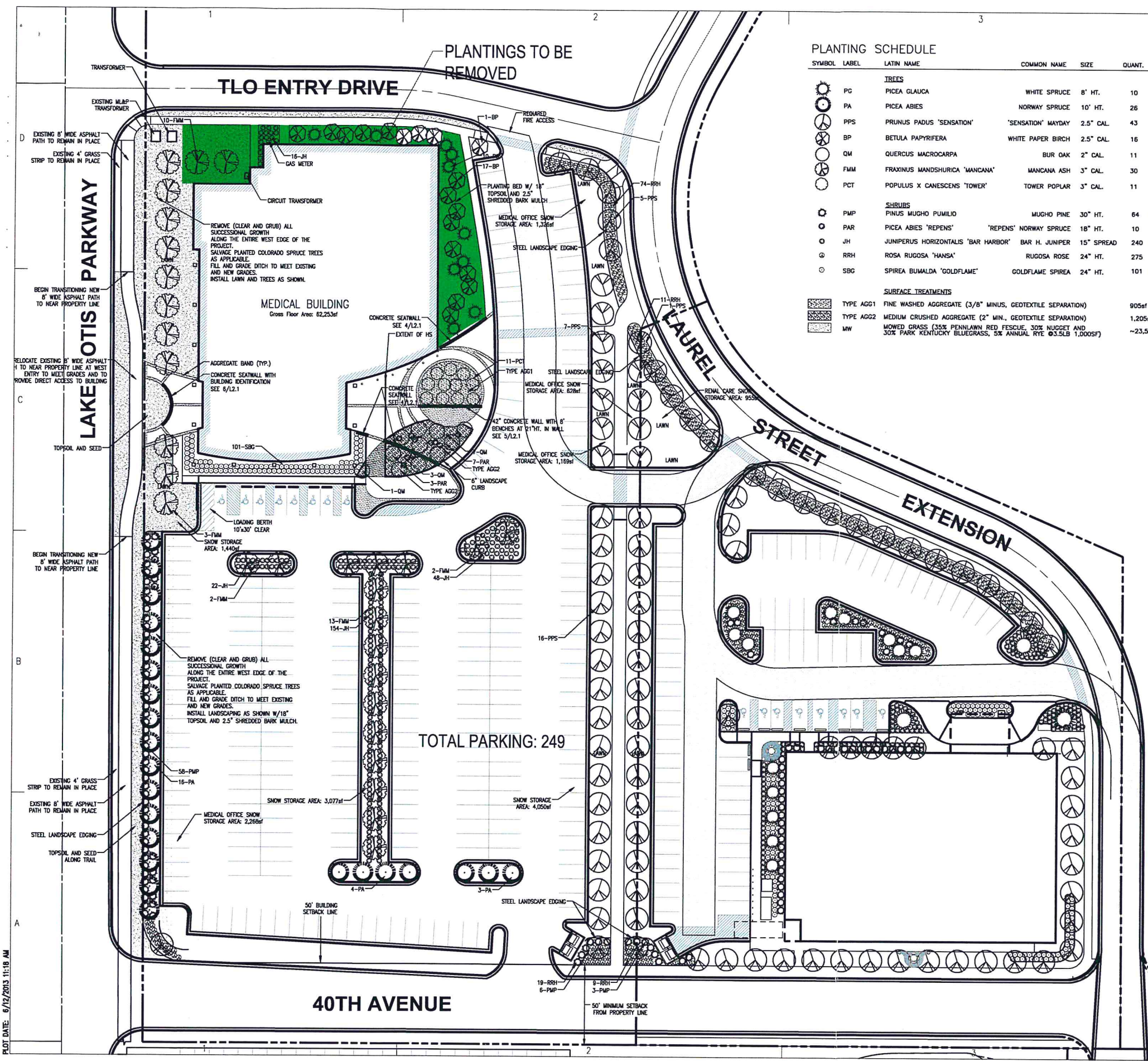
SURVEYOR'S CERTIFICATE

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.



NOTES

- ALL EASEMENTS REFERENCED BY A BOOK AND PAGE NUMBER OR SERIAL NUMBER ARE DOCUMENT EASEMENTS, AND ARE NOT DEDICATED BY THIS PLAT.
- STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 30'=30.00').
- THE DEVELOPMENT OF THIS SUBDIVISION MAY REQUIRE THE COLLECTION AND TREATMENT OF SURFACE WATER RUNOFF. ANY SURFACE WATER RUNOFF COLLECTION AND TREATMENT SYSTEM WILL REQUIRE THE SUBMITTAL AND APPROVAL OF ENGINEERING PLANS TO THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION OR ITS AUTHORIZED AGENCY.
- LANDSCAPING MEETING THE ARTERIAL LANDSCAPE STANDARDS CONTAINED IN AMC 21.45.125.C.4 SHALL BE INSTALLED ALONG THE WEST PROPERTY BOUNDARY OF TRACT 2A, BY THE PROPERTY OWNER AND MAINTAINED BY THE PROPERTY OWNER FOR THE LIFE OF THE USE.
- PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.60.020 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 21.60 (ANCHORAGE MUNICIPAL CODE).
- THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED 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.
- PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21.60.020 (ANCHORAGE MUNICIPAL CODE). ALL CONSTRUCTION ACTIVITIES AND ANY LAND USE WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 21.60 (ANCHORAGE MUNICIPAL CODE).
- THERE IS AN AGREEMENT FOR A TEMPORARY GAS EASEMENT LYING OVER THE EASTERLY TWENTY (20') FEET OF TRACT 2A FOR A PROPOSED GAS LINE. ONCE THE GAS LINE HAS BEEN INSTALLED, AN ASBUILT LOCATION OF THE CENTERLINE OF SAID GAS LINE WILL BE CONDUCTED. A GAS EASEMENT DOCUMENT WILL THEN BE CREATED BEING TEN (10') IN WIDTH AND CENTERED OVER SAID GAS LINE. THE TEMPORARY GAS EASEMENT WILL BE AUTOMATICALLY VACATED UPON THE RECORDING OF SAID DOCUMENT.



PLANTING SCHEDULE

SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	QUANT.	NOTES
TREES						
PG		PICEA GLAUCA	WHITE SPRUCE	8' HT.	10	B&B
PA		PICEA ABIES	NORWAY SPRUCE	10' HT.	26	B&B
PPS		PRUNUS PADUS 'SENSATION'	'SENSATION' MAYDAY	2.5" CAL.	43	B&B
BP		BETULA PAPIRYFERA	WHITE PAPER BIRCH	2.5" CAL.	16	B&B, LOCALLY GROWN, MIN 14" HT.
QM		QUERCUS MACROCARPA	BUR OAK	2" CAL.	11	B&B
FMM		FRAXINUS MANDSHURICA 'MANCANA'	MANCANA ASH	3" CAL.	30	B&B, MALE/SEEDLESS
PCT		POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	3" CAL.	11	B&B, CHECK FOR BROWN LEAF DISEASE AT SOURCE
SHRUBS						
PMP		PINUS MUGHO PUMILIO	MUGHO PINE	30" HT.	64	#3 CONT.
PAR		PICEA ABIES 'REPENS'	'REPENS' NORWAY SPRUCE	18" HT.	10	#2 CONT.
JH		JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR H. JUNIPER	15" SPREAD	240	#2 CONT.
RRH		ROSA RUGOSA 'HANSA'	RUGOSA ROSE	24" HT.	275	#2 CONT., NO. 1 GRADE
SBG		SPIREA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24" HT.	101	#2 CONT.
SURFACE TREATMENTS						
AGG1		FINE WASHED AGGREGATE (3/8" MINUS, GEOTEXTILE SEPARATION)			905sf	
AGG2		MEDIUM CRUSHED AGGREGATE (2" MIN., GEOTEXTILE SEPARATION)			1,205sf	
MW		MOWED GRASS (35% PENNLAWN RED FESCUE, 30% NUGGET AND 30% PARK KENTUCKY BLUEGRASS, 5% ANNUAL RYE @3.5LB 1,000SF)			~23,501sf	

CODE ANALYSIS:
 GROSS BUILDING AREA: 63,213sf
 LOT SIZE (EXCLUDING 50' SETBACK ON SOUTH PROPERTY LINE AND PUE FOR LAUREL STREET): 78,101sf
 LOT SIZE (INCLUDING 50' SETBACK ON SOUTH PROPERTY LINE AND PUE FOR LAUREL STREET): 114,994sf
 REQUIRED PARKING STALLS: 249 EACH 7' OF WHICH HAVE TO BE ADA ACCESSIBLE (62,253/250 = 249)
 PARKING STALLS PROVIDED: 241 REGULAR + 8 ADA ACCESSIBLE = 249 TOTAL
 INTERIOR PARKING LOT LANDSCAPING AREA PROVIDED IN PLANTING ISLANDS: 6,941sf
 SNOW CLEARING SURFACE AREA PER PLAN (NOTE HEATED SIDEWALKS): 82,694sf
 AD 2003-142 REQUIRED MINIMUM SNOW STORAGE AREA FOR PROJECT: 12,404sf (82,694x0.15)
 SNOW STORAGE AREA DESIGNATED ON PLAN: 13,849sf
 AREA OF SNOW STORAGE REQUIRED EXCLUSIVE OF LANDSCAPE AREAS PER AD 2003-142: 6,202sf
 SNOW STORAGE AREA EXCLUSIVE OF LANDSCAPE AREAS PROVIDED ON PLAN: 10,606sf

- NOTES:**
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1-2004, AMERICAN STANDARD FOR NURSERY STOCK.
 - CONTRACTOR SHALL RESTORE ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT, INCLUDING AREAS ADJACENT TO CLEARING LIMITS, PATHWAYS, PARKING, ETC., WITH 4" TOPSOIL AND LAWN SEED MIX.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OF PLANT LAYOUT AND ON SITE CONDITIONS PRIOR TO PLANTING.
 - ALL LANDSCAPE BEDS SHALL RECEIVE 18" OF MINIMUM TOPSOIL AND 2.5" OF SHREDDED BARK MULCH.
 - LAWN SEED MIX SHALL CONFORM TO THE FOLLOWING:
 5% ANNUAL RYEGRASS
 30% NUGGET KENTUCKY BLUEGRASS
 25% ALENE KENTUCKY BLUEGRASS
 40% BOREAL RED FESCUE
 APPLICATION RATE: 3.5 LBS PER 1,000 SF
 - ALL LANDSCAPE BEDS SHALL RECEIVE SHREDDED BARK MULCH WITHOUT GEOTEXTILE SEPARATION. SHREDDED BARK MULCH SHALL BE "HEMLOCK" MULCH DISTRIBUTED BY NORTHERN INDUSTRIES ALASKA CEM PRODUCTS #345-9000.
 - STEEL LANDSCAPE EDGING SHALL BE GREEN COL-MET EDGING AS MANUFACTURED BY COLLIER METAL SPECIALTIES OF GARLAND, TEXAS.
 - ALL SEED SHALL HAVE A MINIMUM PURITY OF 90% AND A MINIMUM GERMINATION RATE OF 85%.
 - PROVIDE LOADING BERTH SIGN AS REQUIRED BY M.O.A TITLE 21.



Architects Alaska, Inc.
 architects@alaska.com
 900 W. 5th Ave. Suite 403
 Anchorage, Alaska 99501-2029
 907.272.3567 • 907.277.1732 fax
 191 E. Swenson Ave. Suite 203
 Wasilla, Alaska 99654-7025
 907.373.7503 • 907.376.3166 fax

Consultant

Project 12052.01
 Anchorage, Alaska

Revisions		
No.	Description	Date

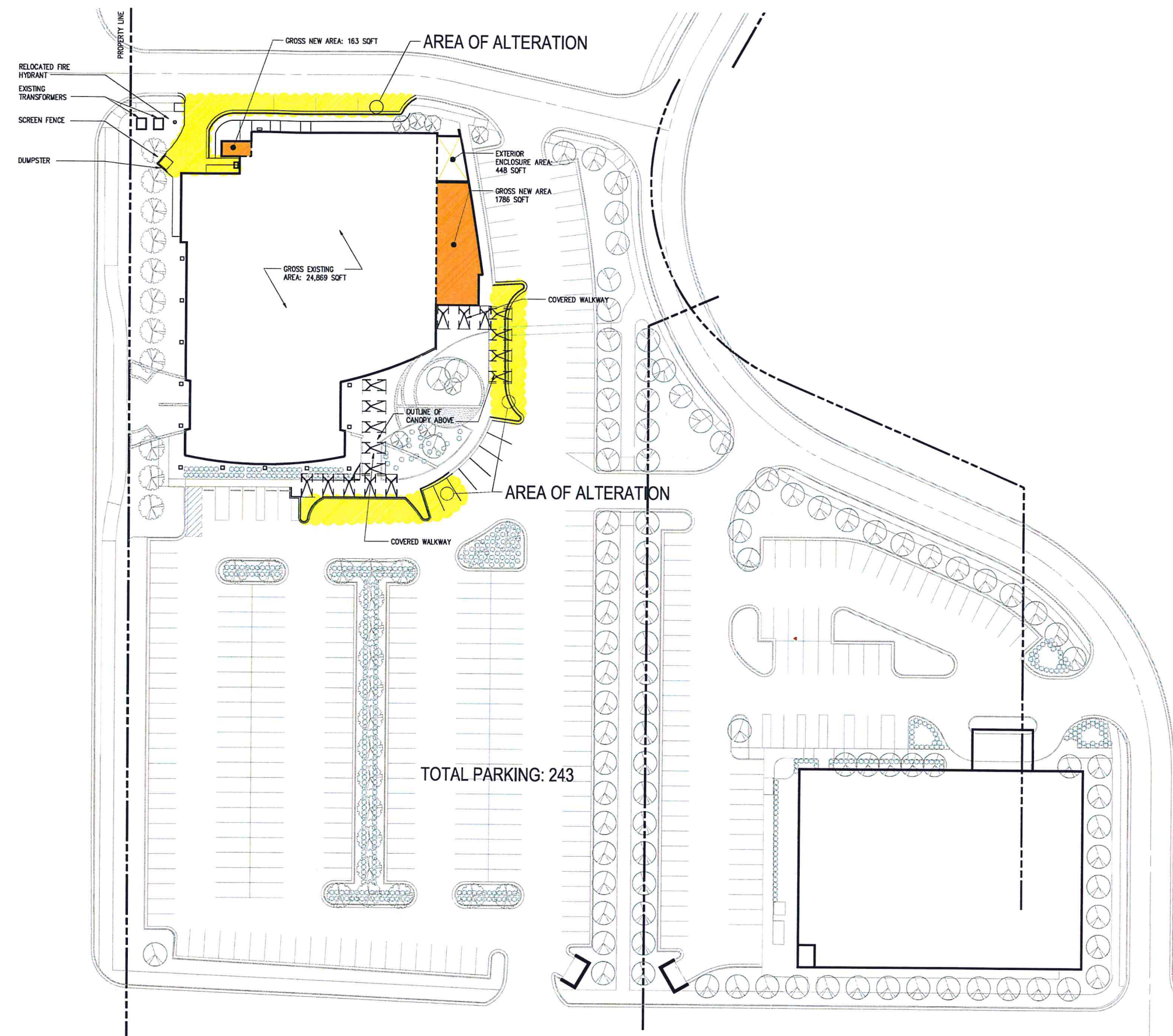
Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
 EXISTING SITE

Category	Sheet No.
-	-

PLOT DATE: 6/12/2013 11:18 AM

PLOT DATE: 6/12/2013 11:05 AM



Architects Alaska, Inc.
 architectsalaska.com
 900 W. 5th Ave. Suite 403
 Anchorage, Alaska 99501-2029
 907.272.3567 • 907.277.1732 fax
 191 E. Swanson Ave. Suite 203
 Wasilla, Alaska 99654-7025
 907.373.7503 • 907.376.3166 fax

Consultant

Project 12052.01
 Anchorage, Alaska

Revisions		
No.	Description	Date

Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
 PROPOSED SITE

Category A	Sheet No. 0.01
---------------	-------------------

PROPOSED SITE PLAN
 1/32"=1'-0"
 TRUE NORTH



Architects Alaska, Inc.
 architectsalaska.com
 900 W. 5th Ave. Suite 403
 Anchorage, Alaska 99501-2029
 907.272.3567 • 907.277.1732 fax
 191 E. Swenson Ave. Suite 203
 Wasilla, Alaska 99654-7023
 907.373.7503 • 907.376.3166 fax

Consultant

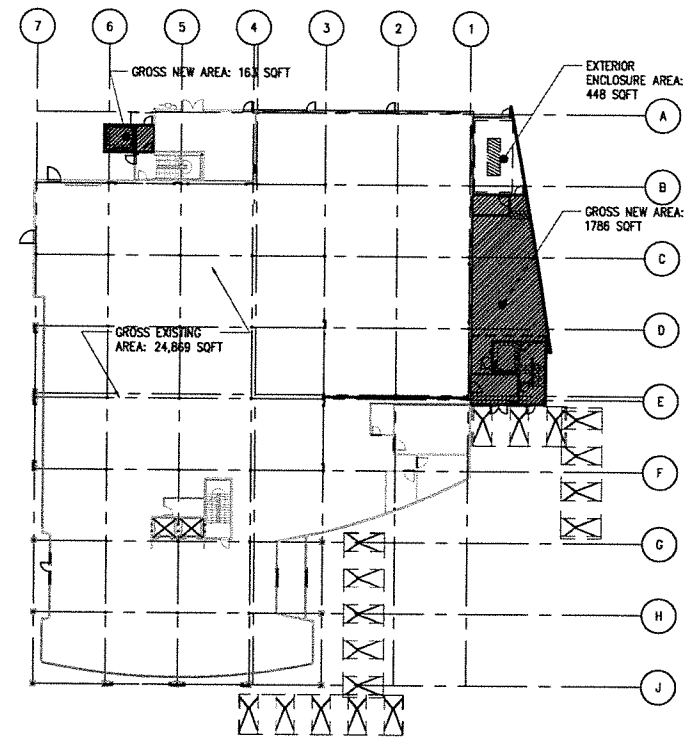
Project 12052.01
 Anchorage, Alaska

Revisions		
No.	Description	Date

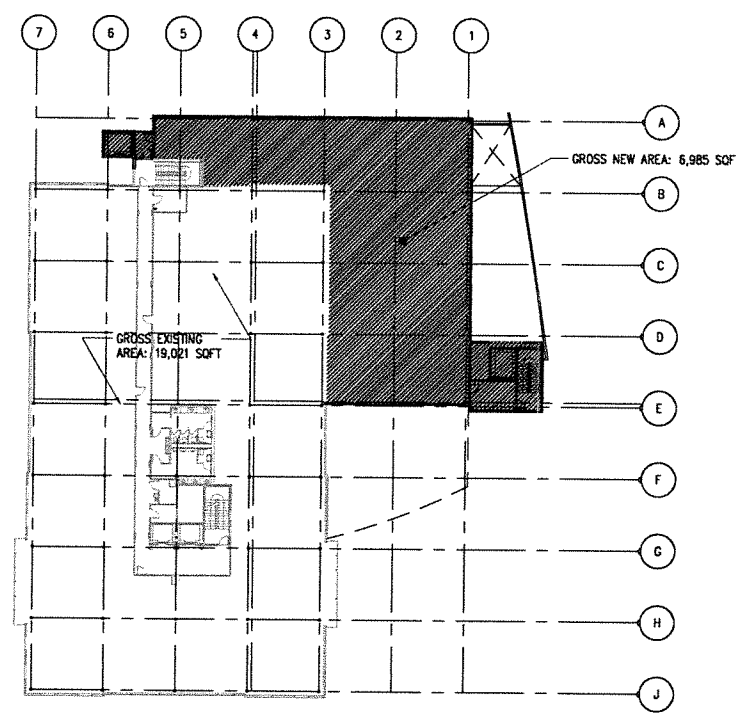
Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
 FIRST, SECOND AND THIRD
 FLOOR PLANS

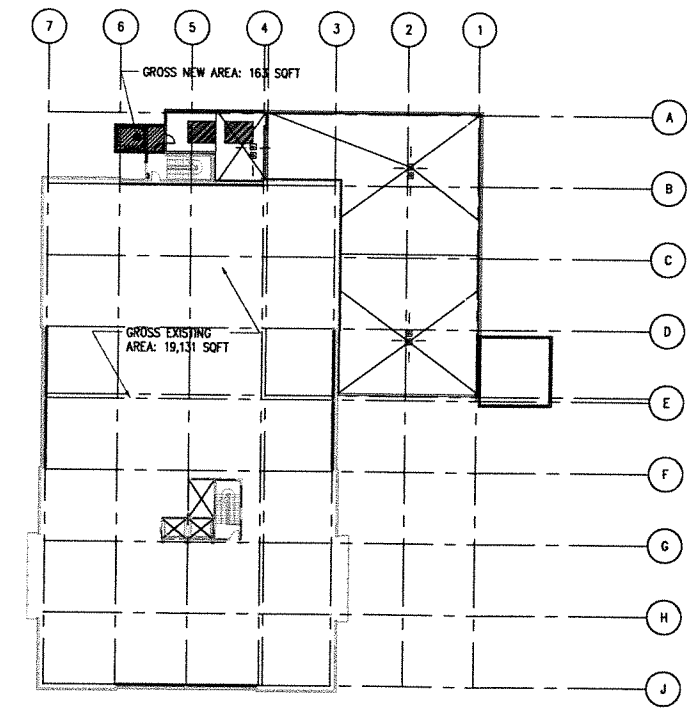
Category A	Sheet No. -
---------------	----------------



FIRST FLOOR AREA PLAN
 1/32"=1'-0"

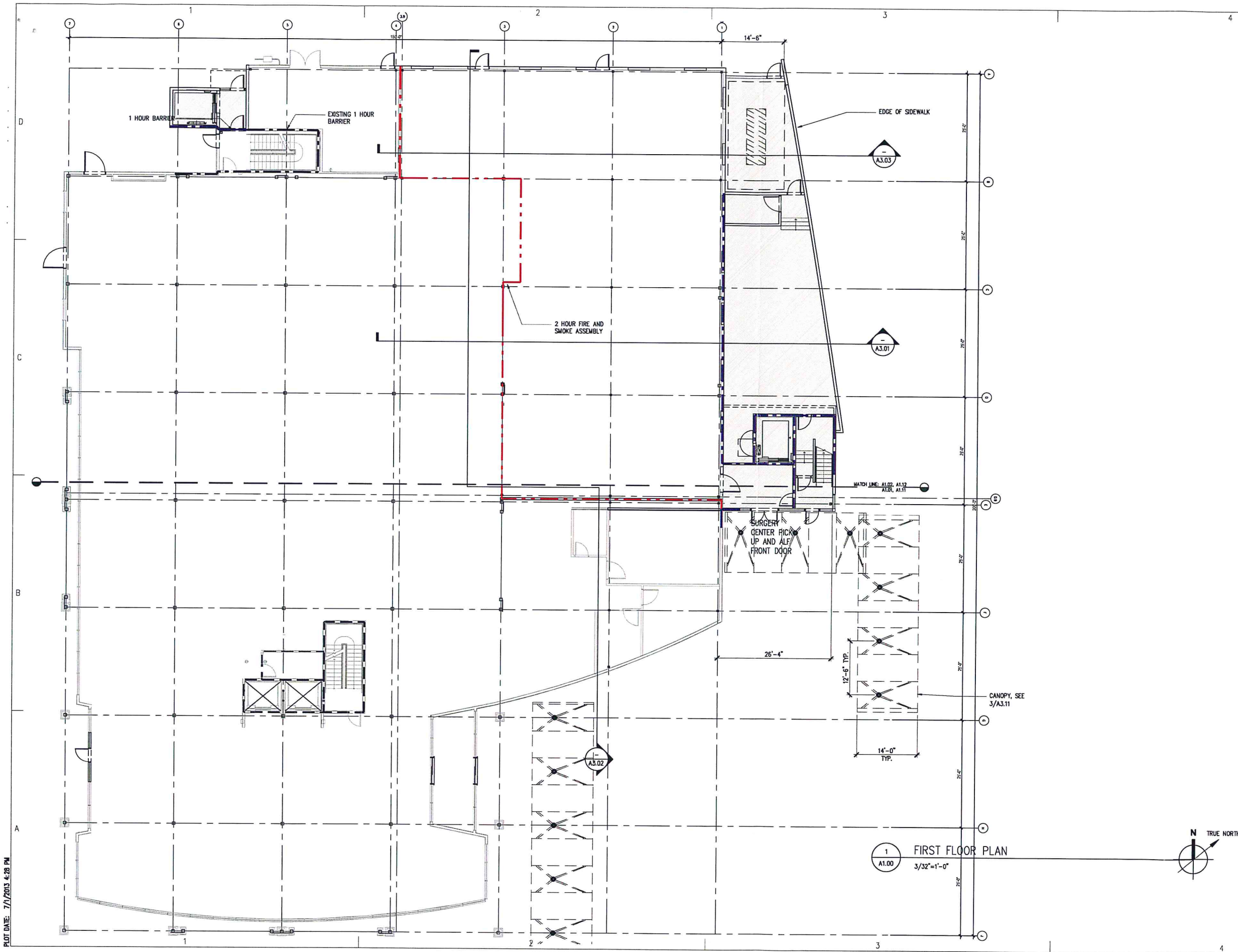


SECOND FLOOR AREA PLAN
 1/32"=1'-0"



THIRD FLOOR AREA PLAN
 1/32"=1'-0"

PLAT DATE: 7/1/2013 3:42 PM



PLOT DATE: 7/1/2013 4:28 PM

1
A1.00
FIRST FLOOR PLAN
3/32"=1'-0"



Architects Alaska, Inc.
architecturalaska.com
900 W. 5th Ave. Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 • 907.277.1732 fax
191 E. Swanson Ave. Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 • 907.376.3166 fax

Consultant

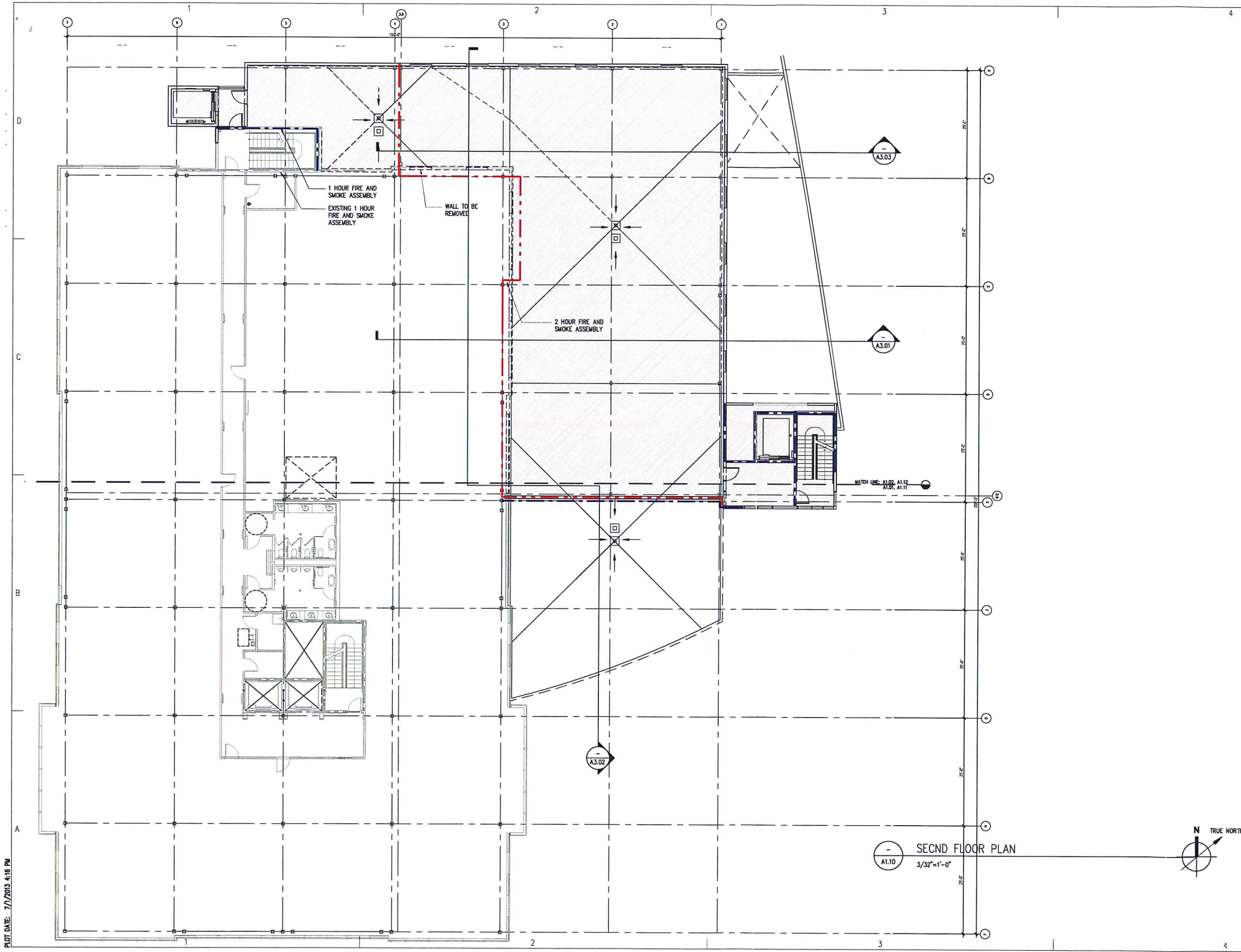
Project 12052.01
Anchorage, Alaska

Revisions		
No.	Description	Date

Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
FIRST FLOOR PLAN

Category A	Sheet No. 1.00
---------------	-------------------



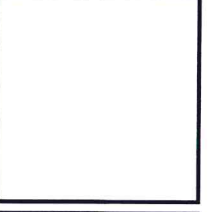
PLOT DATE: 7/1/2013 4:16 PM

SECND FLOOR PLAN
A1.10
3/32"=1'-0"



Architects Alaska.
architectsalaska.com
900 W. 5th Ave. Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 • 907.277.1732 fax
191 E. Swenson Ave. Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 • 907.376.3166 fax

Consultant



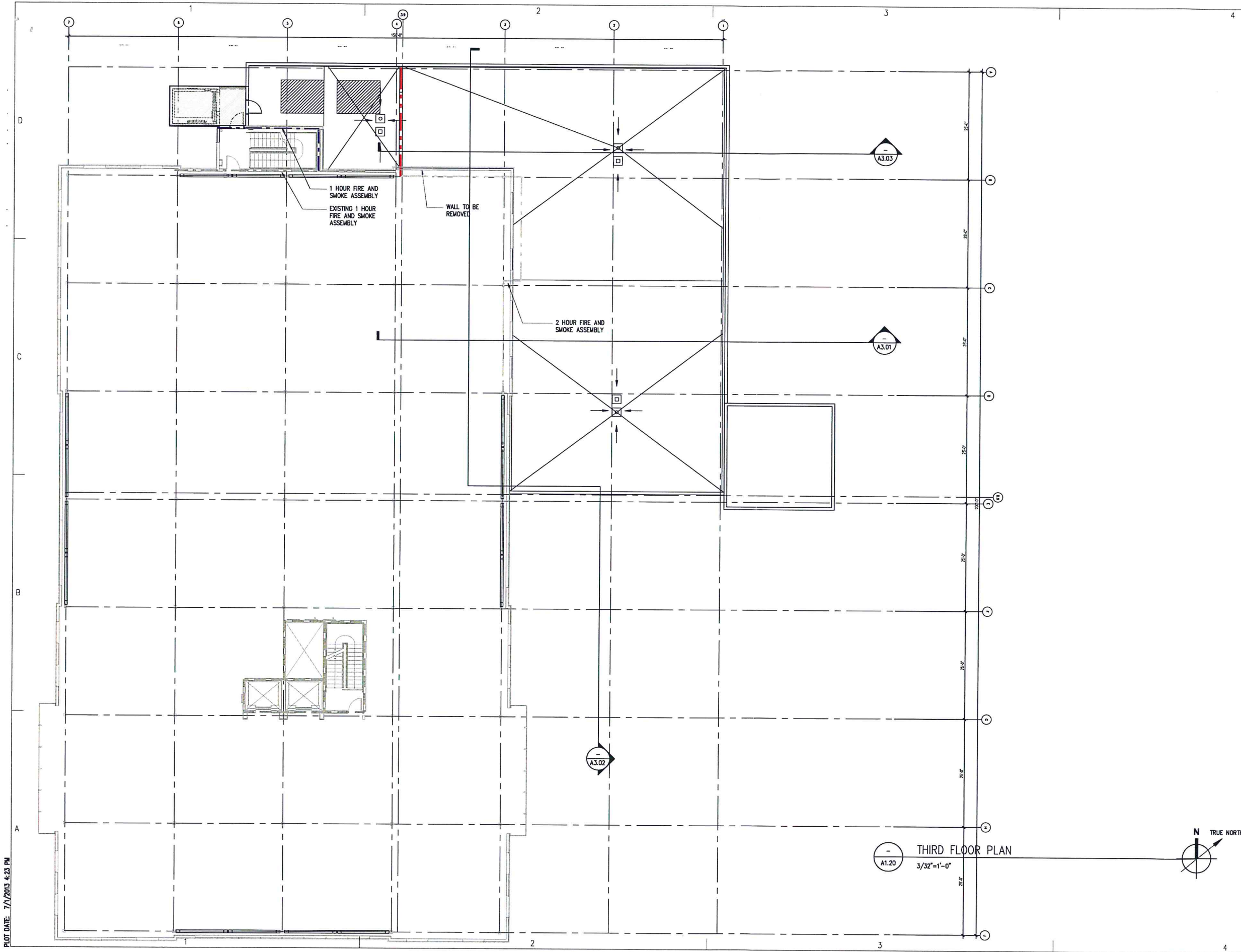
Project 12052.01
Anchorage, Alaska

Revisions		
No.	Description	Date

Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
SECOND FLOOR PLAN

Category A	Sheet No. 1.10
---------------	-------------------

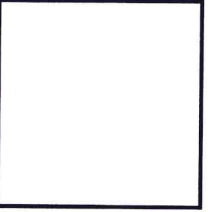


PLOT DATE: 7/1/2013 4:23 PM



Architects Alaska, Inc.
 architectsalaska.com
 900 W. 5th Ave. Suite 403
 Anchorage, Alaska 99501-2029
 907.272.3567 - 907.277.1732 fax
 191 E. Swenson Ave. Suite 203
 Wasilla, Alaska 99654-7025
 907.373.7503 - 907.376.3166 fax

Consultant



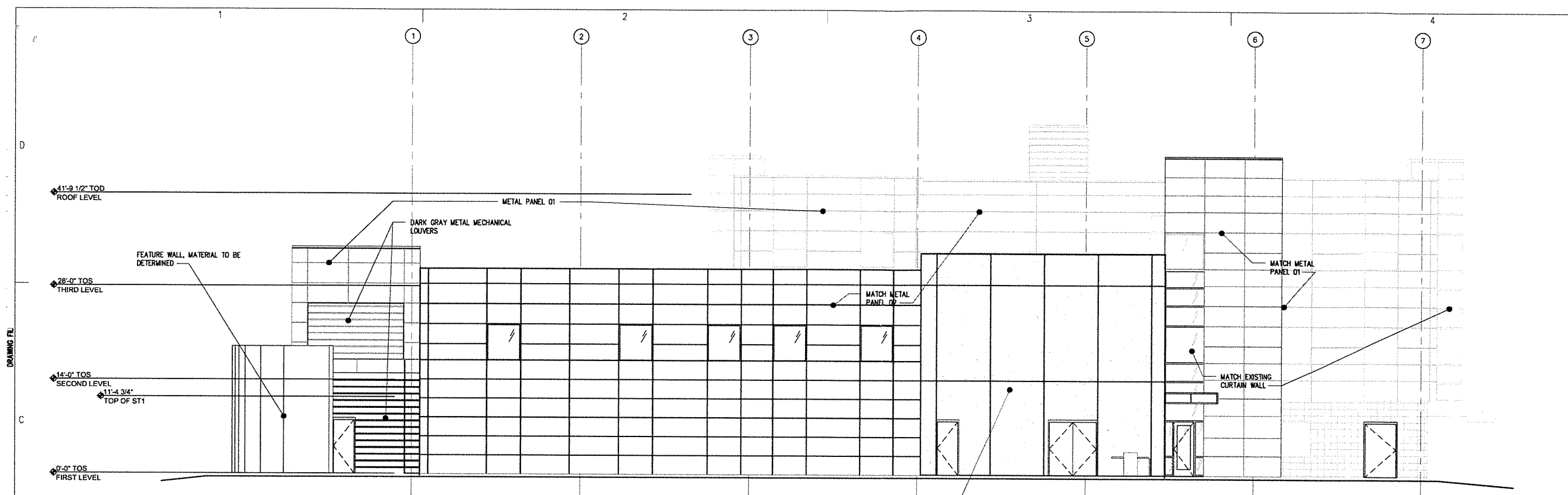
Project 12052.01
 Anchorage, Alaska

Revisions		
No.	Description	Date

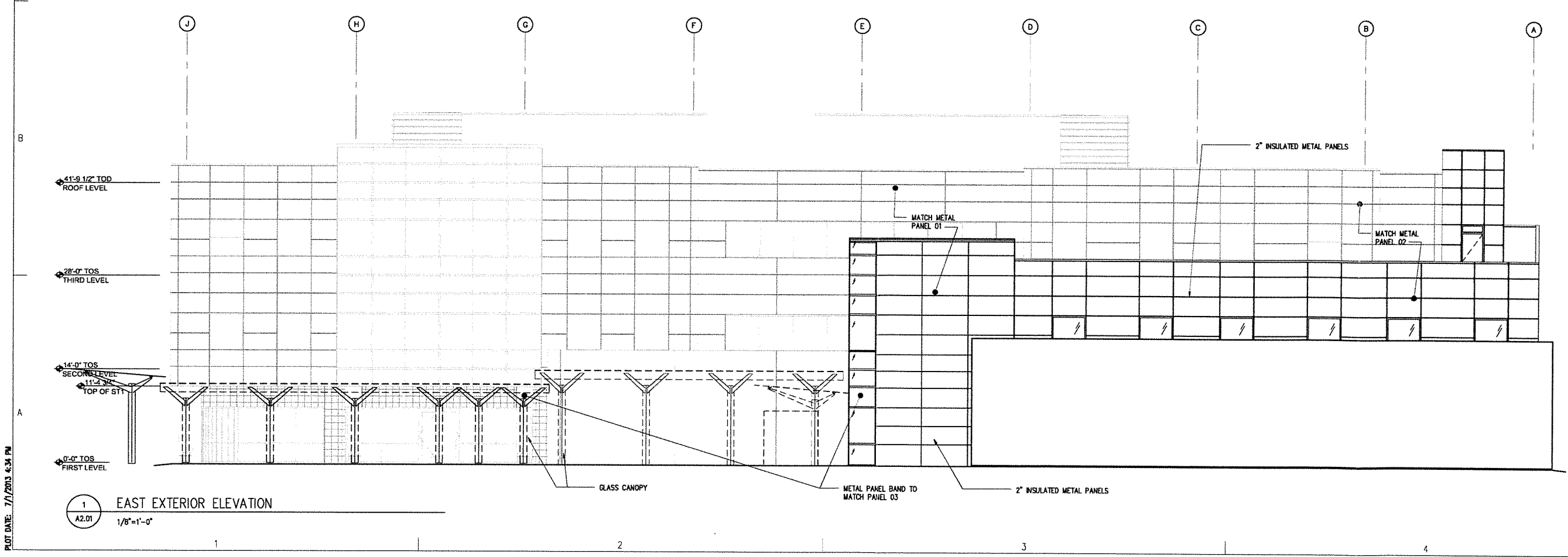
Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents
 THIRD FLOOR PLAN

Category A	Sheet No. 1.20
---------------	-------------------



2 NORTH EXTERIOR ELEVATION
 A2.01 1/8"=1'-0"

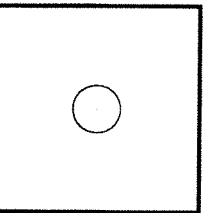


1 EAST EXTERIOR ELEVATION
 A2.01 1/8"=1'-0"

PLOT DATE: 7/1/2013 4:34 PM

**Architects
Alaska.**
 Architects Alaska, Inc.
 architecturalalaska.com
 900 W. 5th Ave. Suite 403
 Anchorage, Alaska 99501-2029
 907.372.3567 • 907.277.1732 fax
 191 E. Swanson Ave. Suite 203
 Wasilla, Alaska 99654-7025
 907.373.7503 • 907.376.3166 fax

Consultant



Project 12052.01
 Anchorage, Alaska

Revisions		
No.	Description	Date

Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents

Category A	Sheet No. 2.01
---------------	-------------------

Consultant

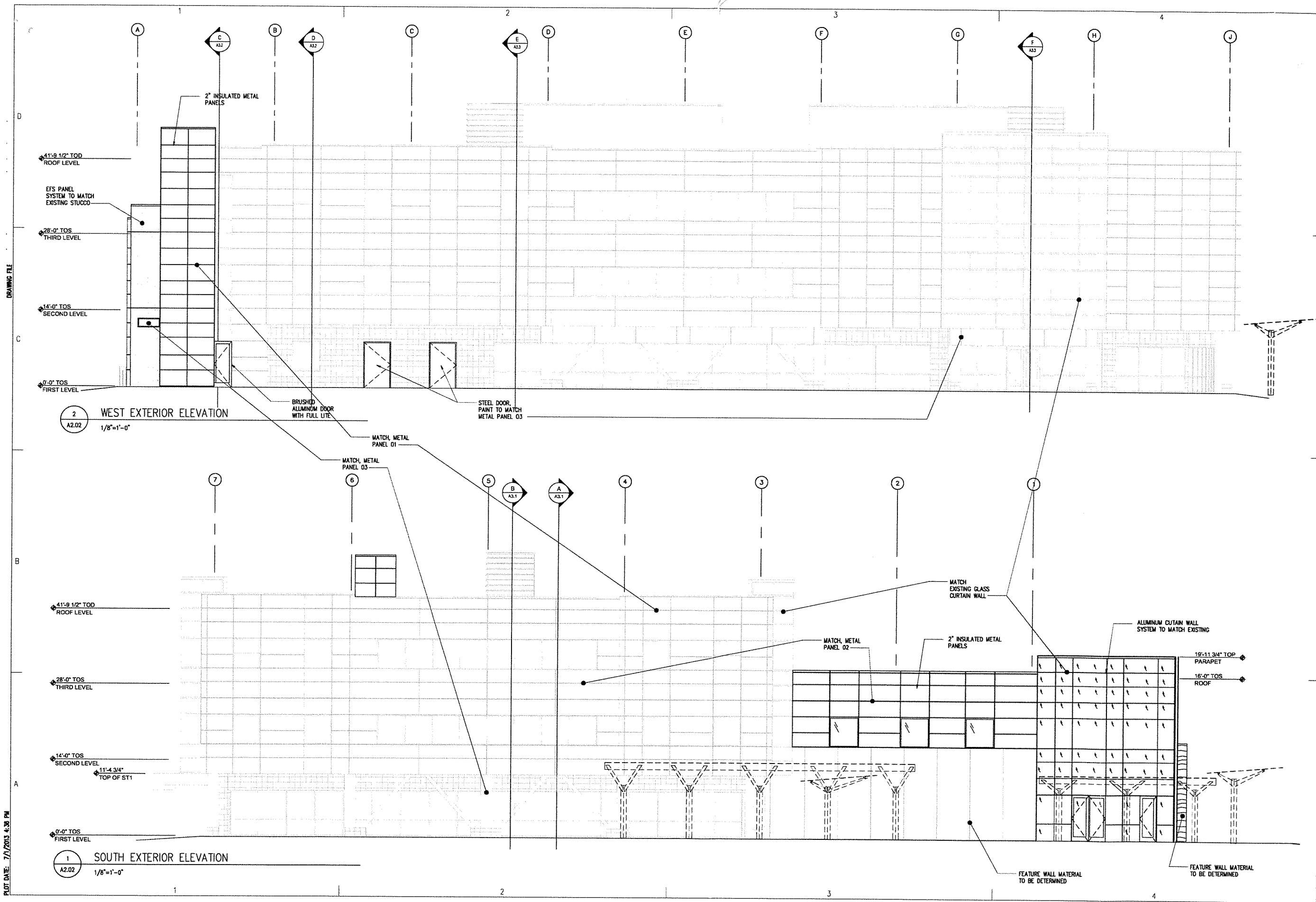
Project 12052.01
Anchorage, Alaska

Revisions		
No.	Description	Date

Drawn by xxx	Date 05/08/13
Checked xxx	Job No. 12052.01

Sheet Contents

Category A	Sheet No. 2.02
---------------	-------------------



PLOT DATE: 7/1/2013 4:30 PM



NORTHWEST PERSPECTIVE
Project 12052.01 - Anchorage Alaska



SOUTHEAST PERSPECTIVE

Project 12052.01 - Anchorage Alaska