



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks



March 14th, 2016

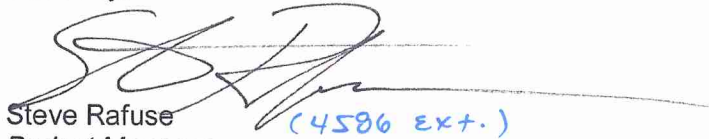
RE: Muldoon Town Square Park: Phase 1 Development

To Whom It May Concern:

This letter authorizes R&M Consultants, Inc. to represent the Municipality of Anchorage, Parks and Recreation Department, on the Muldoon Town Square Park, Phase I Development project.

If you have questions or concerns, please contact me at 907-343-4586 or e-mail at RafuseSJ@muni.org.

Sincerely,

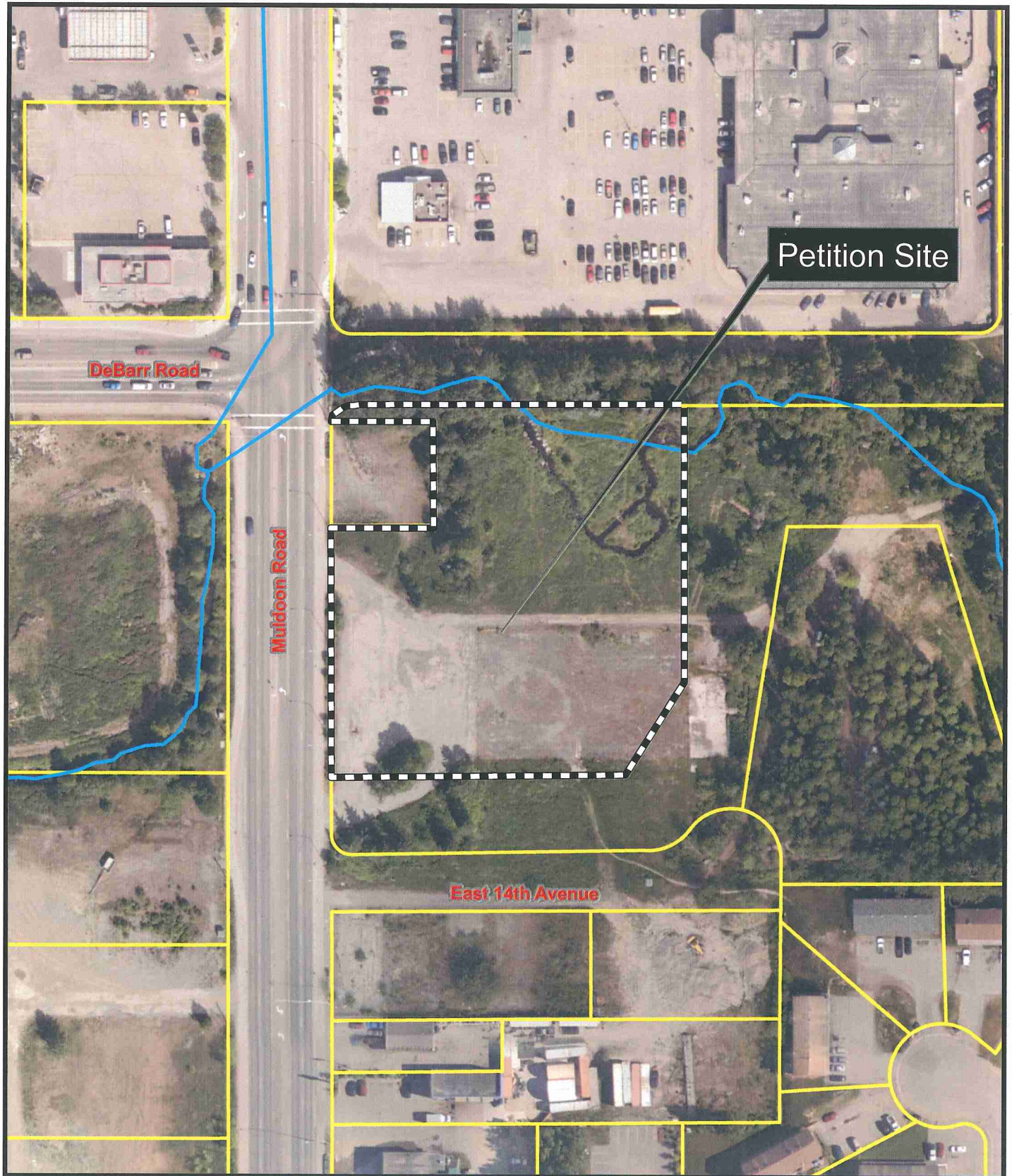


Steve Rafuse
Project Manager

(4586 ext.)

Municipality of Anchorage – Economic and Community Development
Parks and Recreation Department

2016-0044



Application for Major Site Plan Review

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Rafuse, Steve, Project Manager, MOA Parks & Recreation		Name (last name first) Le, Van, AICP, R&M Consultants, Inc.	
Mailing Address Municipality of Anchorage, PO Box 196650, Anchorage, AK 99519		Mailing Address 9101 Vanguard Drive, Anchorage, AK 55904	
Contact Phone: Day 907-343-45856		Contact Phone: Day 907-646-9659	
Evening 907-249-7542		Evening	
Fax 907-249-7542		Fax	
E-mail RafuseSJ@muni.org		E-mail vle@rmconsult.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): 006-401-07-000 Muldoon Estates Subdivision Tract A			
Site Street Address: 1301 Muldoon Road, SE corner of Debarr Road and Muldoon Road			
Current legal description: (use additional sheet if necessary) Muldoon Estates Subdivision Tract A			
Zoning: B3-SL	Acreage: 2.492	Grid #: SW1441	Underlying plat #: 14-30

SITE PLAN APPROVAL REQUESTED	
Use: Public Community Use Park	
☒ New SPR	☐ Amendment to approved site plan Original Case #:

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 major 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.

Signature ☐ Owner ☒ Representative (Agents must provide written proof of authorization)

Date

Print Name

Accepted by:

SP

Poster & Affidavit:

4 + affidavit

Fee:

\$5400⁰⁰

Case Number:

2016-0044

Requested Meeting Date:

44C
5-11-16

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☒ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☒ District/area plan area: East Anchorage District Plan

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☒ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☒ 100 year ☒ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☒ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☒ Final Plat - Case Number(s): 2014-30 See Attached
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS

- 1 copy required: ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8 1/2" by 11" copy of site plan/building plans submittal
- 35 copies required: ☒ Signed application
 (copies) ☒ Project narrative explaining:
 ☐ the project ☐ planning objectives
 ☐ addressing the site plan review criteria on page 3 of this application
☒ Site plan to scale depicting, with dimensions:
 ☐ building footprints ☐ parking areas ☐ vehicle circulation and driveways
 ☐ pedestrian facilities ☐ lighting ☐ grading
 ☐ landscaping ☐ loading facilities ☐ freestanding sign location(s)
 ☐ required open space ☐ drainage ☐ snow storage area or alternative strategy
 ☐ trash receptacle location and screening detail ☐ fences
 ☐ significant natural features ☐ easements ☐ project location
☐ Building plans to scale depicting, with dimensions:
 ☐ building elevations ☐ floor plans ☐ exterior colors and textures
☒ Assembly Ordinance enacting zoning special limitations, if applicable
☒ Summary of community meeting(s)

(Additional information may be required.)

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria 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.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

SPECIAL LIMITATION STANDARDS (if applicable)

The applicable 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.

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

INTRODUCTION

Muldoon Town Square Park is a newly dedicated Community Use Park located in the heart of East Anchorage at the southeast corner of the Muldoon and DeBarr Road intersection. The park encompasses 26.4 acres of natural and previously developed areas and features the South Fork of Chester Creek, upland forests, open meadows and informal trails.

The park is defined by East Debarr Road right-of-way (ROW) to the north; Muldoon Road to the west; East 14th Avenue ROW, residences and Windsong Park to the south; and Joint Base Elmendorf-Richardson (JBER) to the east. The park will serve area residents and the greater Anchorage community by providing a recreation destination and community event space developed with a mix of year-round activities. The Muldoon Town Square Park Master Plan is scheduled for an anticipated approval by the Planning and Zoning Commission at their April 11th, 2016 meeting.

The MOA Parks & Recreation Department is requesting a Site Plan Review for the west, Muldoon Road frontage parcel, Muldoon Estates Subdivision Tract A, of Muldoon Town Square Park under Title 21 New Code. See Figure 1 Vicinity Map.

LOCATION

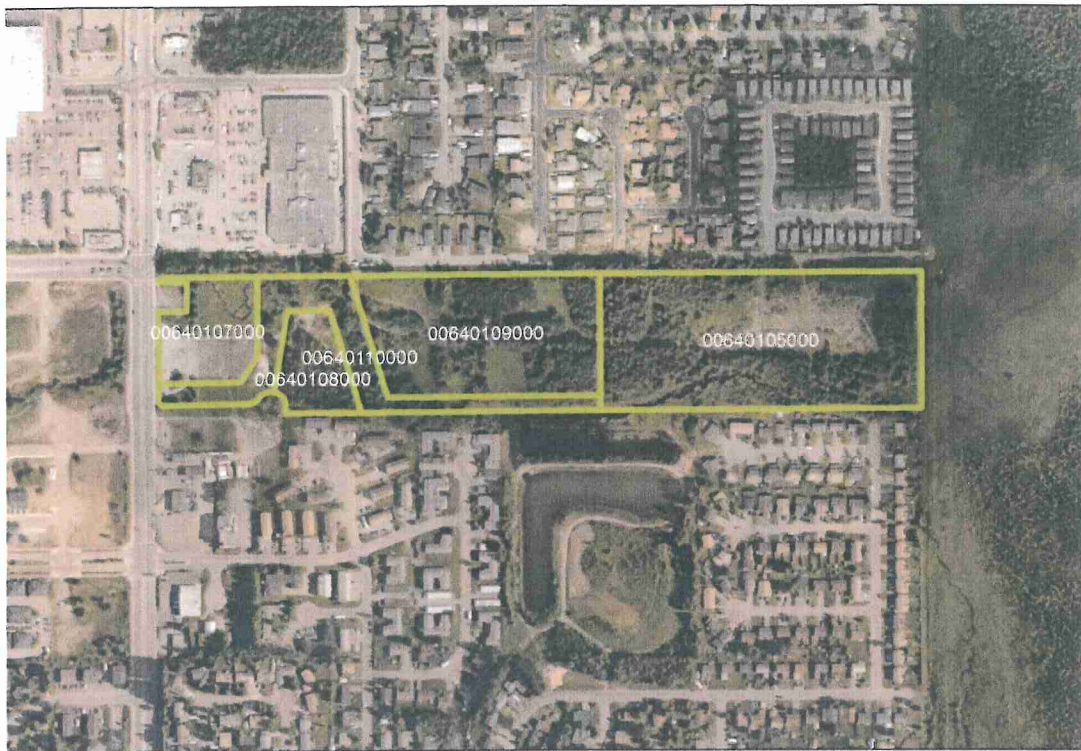
The proposed project is located in East Anchorage, Alaska at the southeast corner of the Muldoon Road and DeBarr Road intersection. The legal description for this site is Parcel 006-401-07-000 Muldoon Estates Subdivision Tract A. See Figure 1 Vicinity Map. Adjacent to this parcel and all of Muldoon Town Square Park are properties being used for commercial activities, residential neighborhoods, Windsong Park, and vacant JBER land.

LAND OWNERSHIP

All parcels of Muldoon Town Square Park are owned by the Municipality of Anchorage Parks & Recreation Department. Private residents border Muldoon Estates Subdivision Tract B, Tract C and Muldoon Estates Subdivision Lot 4. North of Muldoon Estates Subdivision Tract A is East Debarr Road Right-of-Way. South of Tract A is Muldoon Estates Subdivision Tract D, which is the Chester Creek Realignment, followed by East 14th Avenue Right-of-Way. Muldoon Estates Tract B1A (not labeled with a Tax ID in the following image) is a vacant private property adjacent to the northwest. For the full legal description of the park, See Form 1 Muldoon Town Square Park Legal Description.

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

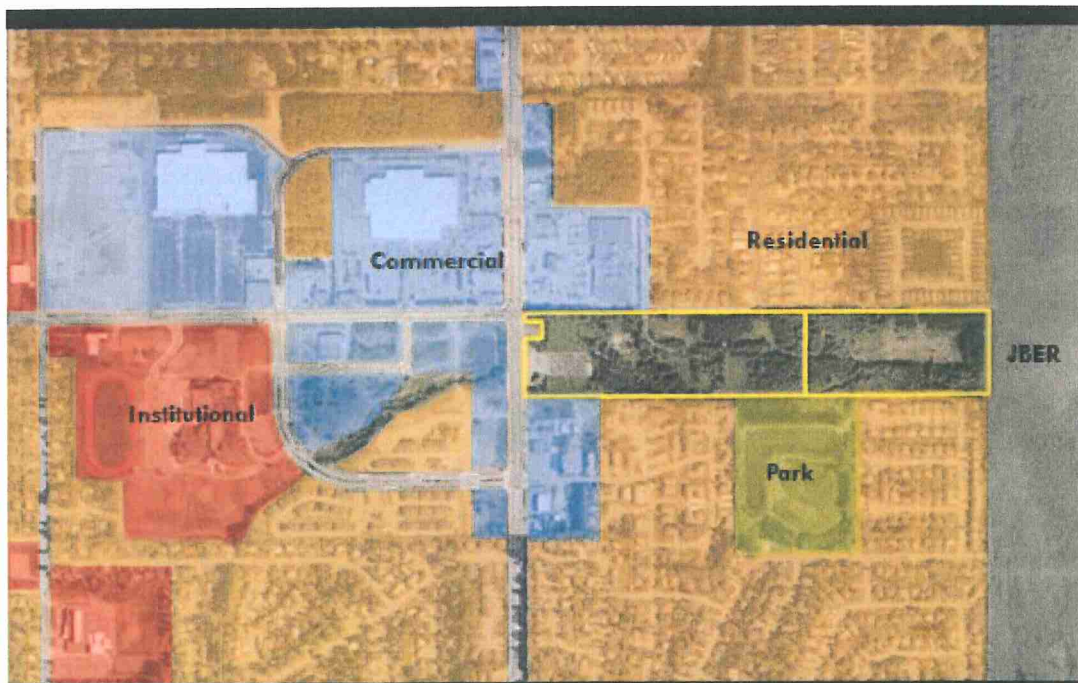
Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information



Muldoon Town Square Park
Parcel ID



0 100 200 400 600 800 1,000
Feet



2015: Existing Land Use around Muldoon Town Square Park

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

PROJECT OVERVIEW

The creation and development of a Muldoon Town Square Park has long been a priority of residents in East Anchorage as well as the Northeast and Scenic Foothill Community Councils. Over the years, area activists, neighbors, and community members have voiced a strong desire for a shared public space and destination fronting Muldoon Road that is reminiscent of the character, uniqueness and popularity of the Alaska Greenhouses, a commercial nuraery operation formerly located on this site and owned by the late Mann Leiser.

In 2014, the East Anchorage District Plan was formally adopted. The plan identified the development of a "small area plan" (Muldoon Town Square Park Master Plan) as a priority action for implementation of the District Plan. In July 2015, the Anchorage Assembly formally dedicated the entire property as parkland and the MOA P&R Department began the master planning process (AO No. 2015-77). The result is a community and PZC approved Master Plan that recognizes the community's vision and establishes a framework for future development. The Master Plan is intended to provide a long-range vision for Muldoon Town Square Park over the next 20 years but more specifically identifies and prioritized improvements consistent with the desires of the East Anchorage community.

Development of the Muldoon Road Frontage Parcel (Muldoon Estates Subdivision Tract A) is identified in the Muldoon Town Square Park Master Plan as a top priority action in the Immediate 0-2 Year time frame. Two state grants totaling \$1.5 Million is funding this phase of park development. The design of Tract A is in accordance to the community supported and approved preferred alternative and the design criteria and regulatory controls identified in the Master Plan.

The Muldoon Road Frontage Parcel (Tract A) is the farthest west portion of the park, visible and accessible from Muldoon Road, and is desired to be a welcoming, year-round destination. It is intended to be the most active space in the park; hosting community-wide events and highly desired activities that draw daily users in safely from Muldoon Road. The Muldoon Tract A parcel of the park will include a destination inclusive playground, a parking lot with 39 spaces, community event space that can support the Muldoon Farmers Market and Spirit of Muldoon Picnic, flexible open space, a pavilion, portable restrooms, and a ribbon to be used for ice skating in the winter and serve as a community event space and kiddie bike loop in the summer.



Draft Master Plan Muldoon Town Square Park

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

EXISTING CONDITIONS

Zoning

The project site (Muldoon Estates Subdivision Tract A) is a 2.5 acre parcel that is zoned B3-SL, General Business District. The intent of the B-3 district, as defined by AMC Title 21 New Code, is primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. Parcels in this district are subject to public view and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses and mixed-use projects are allowed. MOA P&R intends to eventually rezone the entire Muldoon Town Square Park to Parks and Recreation (PR under New Title 21), but the use of the parcel as a community use park is still an allowable use under the existing B-3 zoning.

The proposed use of the site as a community use park is permitted under the existing B3-SL zoning designation. Tract A was rezoned in 2001 with Special Limitations (SLs) to prohibit the following uses, (see Form 6 AO 2001-182):

- | | |
|---|---|
| 1. Funeral services including crematories | 9. Mobile home display lots, new and used |
| 2. Off-street parking lots, garages | 10. Aircraft and boat display lots, new and used |
| 3. Gasoline service stations | 11. Motorcycle, snow machine display lots, new and used |
| 4. Aircraft and marine parts and equipment stores | 12. Automobile, truck and trailer rental agencies |
| 5. Antique and secondhand stores including auctions, pawn shops | 13. Lumber yards and builder supply stores |
| 6. Farm equipment and garden supply store | 14. Fuel dealers |
| 7. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service | 15. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles |
| 8. Motor vehicle dealers, new and used | 16. Pole mounted signs |
| | 17. Outdoor storage. |

Land Use

There is currently no development on site and the existing land use is vacant. The South Fork Chester Creek Realignment was completed in the fall of 2015 to improve water quality and fish passage.

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information



Existing conditions of Tract A and Chester Creek Realignment, facing north

Soils and Topography

Muldoon Estates Tract A is relatively flat with the recently constructed Chester Creek box culvert at Muldoon Road serving as the low point adjacent to the parcel.

Preliminary soil and geotechnical investigations for Muldoon Town Square Park revealed a wide range of subsurface conditions across the 26 acre park. The present day conditions are primarily the result of two factors: the site's pre-development condition as a natural wetland and the deposition of unusable fill material from surrounding development. Muldoon Estates Tract A was the site of the former Alaska Greenhouses which has provided good foundation soils at the present day, allowing for Tract A to have the highest quality existing soil in the park.

The Alaska Department of Environmental Conservation (ADEC) lists Muldoon Estates Tract A as being issued a Cleanup Complete Determination from its Contaminated Site Program dated October 13, 2014 (ADEC Fine No. 2100.57.016, Hazard ID No.25859). It was determined by ADEC that there is no risk to human health or the environment from contamination.

Drainage

The Muldoon Town Square Park site is located in the upper sections of the Chester Creek Watershed, and includes areas within drainage subbasins of the Upper South Fork of Chester Creek as defined by Anchorage Watershed Management Services. The majority of the park site is located within a 20.32 acre subbasin with an outlet at Chester Creek south of the East Debarr Road and Boston Street Intersection. Southeast portions of the site are located within a much larger subbasin with a major

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

outlet located where the Windsong Park sedimentation basin flows north into Chester Creek. The remaining subbasin includes portions of the park west of the Hill and bordering Muldoon Road.

Limited stormwater infrastructure exists within the park. A storm pipe is located within an existing easement that drains two structures located in Carolyn Circle ROW into Chester Creek. The only other storm water structure located on site is a catch basin that connects to a catch basin manhole located within Muldoon Road ROW. The proposed site plan includes an improved drainage system and incorporates rain gardens and green infrastructure for stormwater management. The priority for site drainage is to prevent Stormwater conveyance into Chester Creek. See Figure 4 Proposed Drainage Plan.

Wetlands

According to the Anchorage Wetlands Management Plan, there are waterways on site or adjacent to the site. See Form 2 Watershed Sign-Off. Municipal mapped wetlands occupy low areas adjacent to the South Fork of Chester Creek, east of the beaver dam along the south, southeast and east boundaries of the site, but are not present adjacent to Muldoon Estates Tract A.

Chester Creek

The South Fork of Chester Creek is an Anadromous Stream that flows through Muldoon Town Square Park, specifically through Muldoon Estates Tract D. In 2015, the South Fork of Chester Creek was re-aligned to improve water quality and fish passage. The stream flows east to west, across JBER property at the base of the Chugach foothills, through the park and continuing under Muldoon Road through a recently completed open-bottom box culvert. Chester Creek and Muldoon Estates Tract D serves as the south and east boundary to the proposed site plan development of Muldoon Estates Tract A. The northernmost point of Chester Creek is within Debarr Road Right-of-Way.

Access

Access into Muldoon Town Square Park is currently limited to pedestrian foot traffic. There are unimproved gravel driveways on East Debarr Road at Boston Street and a driveway curb cut on Muldoon Road provides access to Tract A. A gravel-paved single lane drive at East 14th Avenue (south of the creek) also served as construction access for the Chester Creek Realignment Project.

Muldoon Road is a Class III Arterial and is an Alaska Department of Transportation and Public Facilities (DOT&PF) owned roadway that abuts the site at the west property. There is an existing driveway curb cut that has been used as a driveway to access the site since before 1970 when the Alaska Greenhouses were developed (see aerial image on Page 8).

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information



Existing access driveway from Muldoon Rd onto Tract A

The existing hill area Tract B, adjacent to the east of the Muldoon Estates Tract A, can also be accessed from East 14th Avenue, an unapproved local street owned by the Municipality of Anchorage. The existing dedicated ROW for East 14th Avenue is 30 feet. An additional 25 feet of ROW is to be dedicated as a condition of approval for development of the two parcels currently for sale immediately south of East 14th Avenue, which would bring the dedicated ROW to a total of 55 feet. Access to Muldoon Estates Tract A from Tract B will be provided by a pedestrian bridge over Chester Creek in a future phase once funding is identified.

Onsite Circulation

While no formal or developed trails exist on site, the park has many informal footpaths. A recently developed soft-surface trail weaves along Chester Creek at the western end of the park, constructed as part of the Chester Creek Realignment Project. The path is shallow gravel topped with wood chips and connects the Park with the Muldoon Mall to the north.

Parking

On-street parallel parking exists on Boston Street, north of East Debarr Road. There is no existing on-site parking, but a 39 vehicle parking lot is proposed as part of this site plan.

The Muldoon Town Square Park Master Plan identifies the development of additional on-street parking as a consideration with improvement to undeveloped ROW at East 14th Avenue and east of Cross Pointe Loop in East Debarr Road ROW. On-street parking would minimize the need for parking within the park. A Shared Use parking Agreement is also identified in the Master Plan as a strategy to pursue to meet any

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

additional future parking requirements. The agreement would be with adjacent property owners of the Muldoon Mall which hosts commercial properties with community service organizations, restaurants and commercial uses.

Landscaping and Vegetation

The Muldoon Estates Subdivision Tract A includes recently installed landscape and re-vegetation plantings associated with the Chester Creek Realignment Project, including immature birch, spruce, alder, willow, aspen and native shrubs. Material stockpiles are currently present on Tract A but are to be removed prior to site development. See Figure 2 Existing Conditions of the attached site plan documents.

Utilities and Lighting

At present, there are no developed utilities located on site. However, electric, telephone, water, stormwater, and fiber optic cable lines run along East Debarr Road directly north of the park. Street lights are located on the south side of East Debarr Road from Boston Street to Cross Point Loop. A natural gas main line and high-pressure gravity water main run parallel to the east property line with an offset approximately 40 feet. Utilities available at Muldoon Road include electric, stormwater, sanitary sewer and natural gas. Water and sewer are available south of the site along East 14th Avenue ROW.

Easements

There is a 10-foot Slope and Stabilization Easement adjacent to Tract D that was established as part of the Chester Creek Realignment Project. A 25-foot Stream Maintenance and Protection Easement is vacated by the completion of the Chester Creek Realignment Project. There is a 10-foot Telephone and Electrical easement and 15-foot Setback easement at the north property line. At the west property boundary a 10-foot Telephone and Electrical easement as well as an 8-foot Arterial Landscaping easement (18-feet total) are present. A 20-foot radius DTP to ROW and 15-foot by 30-foot Water easement are located at the northwest corner of the Muldoon Estates Subdivision Tract A parcel.

COMMUNITY MEETING INFORMATION – AMC 21.03.202C

The proposed Muldoon Estates Subdivision Tract A site plan is a direct representation of the vision defined by the Muldoon Town Square Park Master Plan and the community. The Muldoon Town Square Park Master Plan is a product of significant, meaningful public engagement that was continued into design to ensure the Master Plan and the proposed site plan development meets the needs and expectations of the community for Phase I. Chapter 2 of Muldoon Town Square Park Master Plan includes an in-depth summary of the public involvement process for the Master Plan.

Close work with an eleven member Parks Advisory Committee was a large part of the community engagement efforts during the Master Planning process and the design of Muldoon Tract A (Phase I

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

development). The Parks Advisory Committee (PAC) served as an advisory group to the planning team and was comprised of members from both the Northeast and Scenic Foothills Community Councils. The Parks Advisory Committee regularly reported to the Community Councils to provide updates and receive feedback throughout the process.

Community Meeting: Title 21.03.020C

The following is a summary of the public involvement completed during the master planning process and the site plan design for Muldoon Estates Subdivision Tract A which exceeds the one community meeting minimum. **Bolded** items specifically meet the Title 21 requirements for community meetings for a major site plan review.

1. Project kickoff outreach: presentation at Scenic Foothills Community Council, MOA P&R staff attended the Spirit of Muldoon community picnic, over 500 flyers distributed to neighborhood residents by PAC members;
2. Park Advisory Committee Meeting 1: site walk through on September 17th, 2015;
3. **Public Workshop 1:** September 28th, 2015 at Begich Middle School where over 45 people attended;
4. Online Survey: an online survey was available on the project website and circulated through the Community Council email system and social media;
5. Student Participation: approximately 80 Begich Middle School and 20 students from Bartlett High School provided feedback and input on the Park Master Plan;
6. Park Advisory Committee Meeting 2: Design Charrette October 15th, 2015;
7. Agency Coordination Meeting: October 22nd, 2015 was attended by 21 representatives from various MOA departments, DOT&FP, and AMATS;
8. **Public Workshop 2:** November 4th, 2015 at Begich Middle School was attended by approximately 29 people;
9. Parks Advisory Committee Meeting 3: Review meeting on November 19th, 2015;
10. **Northeast Community Council** Resolution of Approval: December 17th, 2015 following a review and presentation on the preferred alternative, including vision for Muldoon Estates Subdivision Tract A;
11. **Scenic Foothills Community Council** Resolution of Approval: January 7th, 2016 following a review and presentation on the preferred alternative;
12. **Parks and Recreation Commission** Approval: January 14th, 2016 approves the master plan for Muldoon Town Square Park;
13. **Parks Advisory Committee Meeting 4:** February 18th, 2016 review and comment on proposed Muldoon Estates Subdivision Tract A design; and
14. **Parks & Recreation Commission Meeting:** March 10th, 2016 review site plan design for Phase 1 and provided a resolution of approval (see Form 4. Parks & Recreation Commission Resolution No. 2016-05)

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.) APPLICATION QUESTIONS

1. THE SITE PLAN IS CONSISTENT WITH ANY PREVIOUSLY APPROVED SUBDIVISION PLAT, PLANNED DEVELOPMENT MASTER PLAN, OR ANY OTHER PRECEDENT PLAN OR LAND USE APPROVAL;

The recently completed and approved Muldoon Town Square Park Master Plan included a significant community outreach and public involvement effort. Development of a flexible year-round destination in Tract A, the westernmost 2.49 acres to welcome visitors into the community use park from Muldoon Road was identified as a major goal by the public and Park Advisory Committee members. Amenities proposed for this phase of development were identified by the Park Advisory Committee and by participants at two public workshops, and is consistent with the approved Master Plan.

Parking improvements and infrastructure, including stormwater management, power and site lighting are also consistent with the approved Muldoon Town Square Park Master Plan and are consistent with the recommendations provided by Agency Stakeholders during the Master Plan process.

The Master Plan was recently approved by the Northeast Community Council [Dec. 17, 2015], the Scenic Foothills Community Council [Jan. 7, 2016], and the Parks and Recreation Commission [Jan. 14, 2016], with unanimous support by all three bodies. No objections or conditions were identified or added by the public or Parks and Recreation Commission. The proposed site plan fulfills the intent of the East Anchorage District Plan for a community park at this location; see page 28 of this narrative.

The Planning and Zoning Commission is scheduled to review the Master Plan on April 4, 2016. With anticipated approval, the proposed site plan satisfies the requirements outlined in per 21.05.040.G Use Regulations for Parks and Open Areas.

2. THE SITE PLAN COMPLIES WITH ALL APPLICABLE DEVELOPMENT AND DESIGN STANDARDS SET FORTH IN THIS TITLE, INCLUDING BUT NOT LIMITED TO THE PROVISIONS IN CHAPTER 21.04, ZONING DISTRICTS, CHAPTER 21.05, USE REGULATIONS, CHAPTER 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AND CHAPTER 21.07, DEVELOPMENT AND DESIGN STANDARDS;

Zoning Districts: Title 21.04.030.D. B-3: General Business District

The proposed site plan is consistent with the allowable uses under the B-3 General Business District. In addition to a wide range of commercial office, retail, and commercial services, other allowable use categories include residential and community uses, and mixed use projects. Muldoon Town Square Park is a community use park and supports the wider commercial and residential development around the designated Town Center area. According to the Anchorage 2020 Comprehensive Plan, "town centers are

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

designed to function as a focal point for community activities. Their core is to be a mix of community-serving retail, public services, and public/civic facilities including and/or surrounded by medium to high-density residential development” (page 54).

The Special Limitations associated with the existing B3-SL designation (AO 2001-182) are previously listed under *Existing Conditions, Zoning*, on page 3 of this document. The proposed community use park is a permitted use under the B3-SL zoning and the proposed site plan complies with the existing zoning designation. There is intent to rezone the property to Parks and Recreation (PR) designation at a later date, as part of a MOA Parks and Recreation Department effort to bring its existing parks into compliance with New Code Title 21. The planned uses and design will continue to be permitted in the PR District, once rezoned.

Use Regulations: Title 21.05.040. G Parks and Open Areas

Muldoon Town Square Park falls under the Parks and Open Areas category of Community Uses. The category includes uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker’s quarters, and parking. Parks are to be used principally for active and/or passive recreation and to serve ecological and aesthetic functions.

The proposed Tract A site plan includes the following proposed main elements which support the intended use as a community use park, see Figure 3 Proposed Site Plan and Figure L1 Overall Site Plan:

Inclusive Playground

The community vision outlined in the Master Plan for Phase I Development in the Muldoon Area includes a barrier-free and inclusive destination play area. A collaborative design was developed with insight from the organizers of Parks for All (Anchorage, AK) and Harper’s Playground (<http://harpersplayground.org/>, Portland, Oregon), with ideas and feedback from Anchorage Parks and Recreation, and with equipment from various manufacturers identified for their unique, functional and accessible designs.

The welcoming and playful space is organized to engage users of all ages and abilities to participate in play. Priorities outlined early in the design phase included the incorporation of artificial turf fall safety surface that feels and appears natural while providing a firm and stable surface for users with mobility challenges. The artificial turf surfacing was also chosen for the availability and safety of local sand infill, fire resistance, permeability, and for efficiencies in shipping, installation and maintenance.

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Intertwining open and picnic spaces with play areas encourage parent supervision and interaction and provides separation for users to choose their own level of challenge. Equipment was selected for the broad variety of fun, challenge, motion, accessibility, durability of material, artfulness and socialization. A custom 'Greenhouse' net climber is being developed by a play manufacturer and will consist of a new layout using existing parts to save on cost and provide a unique play experience celebrating the site's past use. Lastly, the play area will be the most brightly colored and lighted space in the proposed Phase I Development, defining the park as a visible and colorful recreation destination in East Anchorage. Proposed equipment is shown in the following images, including the concept arched greenhouse climber. See [Figure L7 Landscape Details](#) for proposed playground layout.



Sound & Motion (Rolling Bells, Picnic Area)



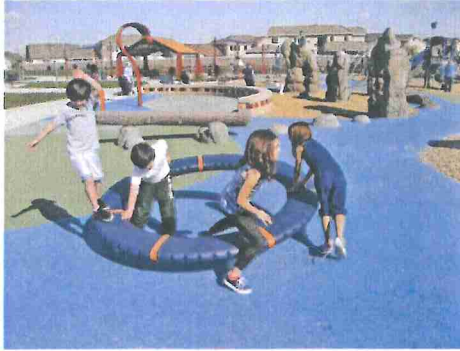
Sound (Grandioso Chimes, Picnic Area)



Tactile & Motion (Floating Rocks, Picnic Area)

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Spin, Balance & Social (Supernova, 2-5 Area)



Tactile & Balance (Spheres & Domes, 2-5 Area)



Motion & Sculpture (Grass, 2-12 Area)



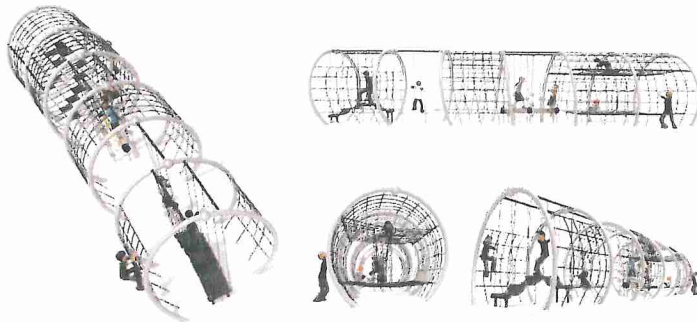
Swing & Social (Double Multi-User Swing, Swing Area)

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*Slide & Social (Double-wide
Embankment Slide, 2-5 Area)*



*Climb, Motion, Balance, Overhead &
Social (Greenhouse, 5-12 Area)*

Paved Play Ribbon

A key takeaway from the Master Planning process is the importance of the park as a year-round destination. The Ribbon is envisioned to serve as a simple but extraordinary feature that captures the imagination of the youth and invites all generations to participate in fun, healthy recreation. The year-round Ribbon is intended to be used for ice skating in the winter and community events and kiddie bike loop in the summer. Materials proposed for the Ribbon and its access are durable and meet minimum vehicle maneuvering requirements to allow for expansion of large community events. Located in close proximity to the play area, turf open event space, parking, and future pavilion the Ribbon is a complementary use with shared access to amenities and infrastructure. Lighting is to be installed to provide safe, year-round use of the Ribbon. Water for transforming the summer bike loop into the winter ice ribbon will be provided by the Parks and Recreation Department staff via mobile water trucks. See Figure 3 Proposed Site Plan and Figure L1 Overall Site Plan

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Turf Open Recreation and Seasonal Event Space

The Master Plan recommends development of a flexible community event space that can support a variety of popular community-wide events while providing valuable open space for daily use. The proposed artificial turf open recreation areas provide a large, open event space that includes a durable, accessible surface to facilitate vehicle travel, setup of temporary shelters or stalls for a farmers market, as well as heavy pedestrian traffic during community events. The event space is integrated with other park improvements to support daily park use such as providing open green spaces and picnic areas. Controlled vehicle access to the event space is provided by a gated drive from the parking area and the space includes lighting to support events and year-round use.

The locations, materials and dimensions of the improvements in the open recreation spaces (Event Space) have been defined to ensure ultimate flexibility for community use. The tent and booth sizes, locations and layouts will be determined by the event organizer. It will be largely dependent upon the type and size of event, and will be coordinated during Facility Rental to ensure access, egress, and circulation is adequate. The process for determining the layout of organized events layouts will be similar to events hosted on Delaney Park Strip and in other area parks. See [Figure 3 Proposed Site Plan](#) and [Figure L1 Overall Site Plan](#)

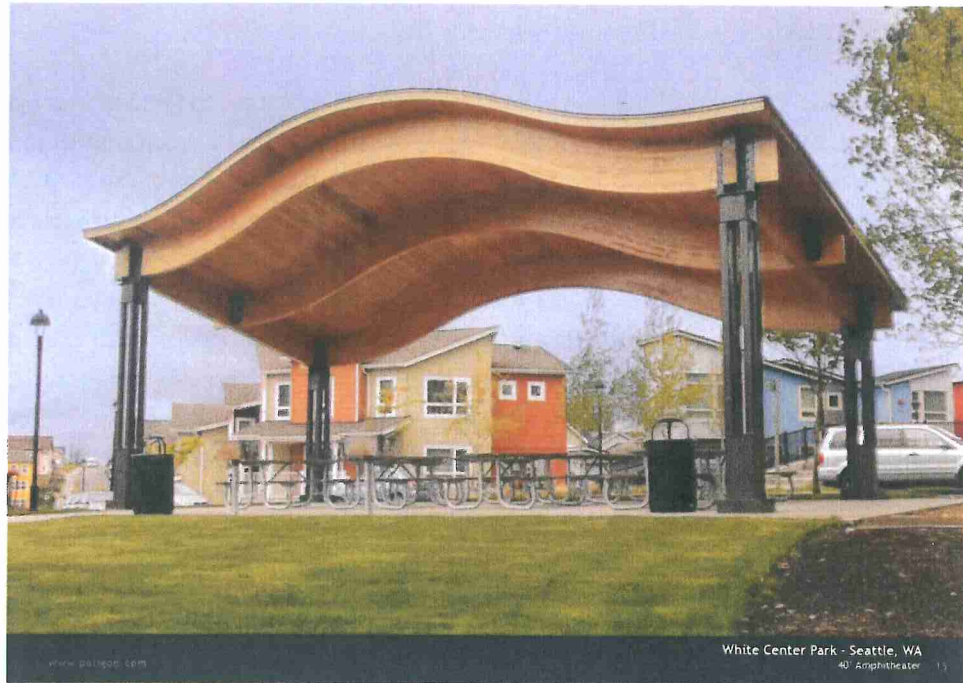
Pavilion

Though not proposed through this phase of development, a future pavilion is identified in the Master Plan as a highly desired feature intended to support daily park use, community-wide events, and further define the park as a welcoming destination. In accordance to the Master Plan's recommendation, the pavilion structure is proposed to be centrally located near the playground, parking lot, restrooms, ribbon and event space, see [Figure 3 Proposed Site Plan](#). The proposed pavilion is to be about 40'x20' and will be a prefabricated design similar to the image below, see [Figures CS1-5 Polygon Wave Pavilion Cut Sheets](#).

The pavilion is not included in this current phase due to funding constraints; if the proposed 2016 Parks bond passes and other funding sources become available the pavilion will be included during future phases of park development.

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Rendering of Polygon Wave Pavilion

Power Sources and Lighting

Power sources for pavilion lighting and exterior site lighting will be limited to a small transformer and switch panel for lighting controls. The electrical equipment will be located at the end of the parking lot for ease of service access and screened with shrub vegetation, see [Figure EO.1](#) and [EO.2](#).

Restrooms

Restroom facilities will consist of port-a-potties enclosed with a three-sided decorative fence. Port-a-potties will be provided year-round and will be serviced regularly. Port-a-potties allow for a clean and healthy park experience at a minimal cost to the Parks and Recreation Department.

Dimensional Standards and Measurements: Title 21.06

The minimum lot requirements in the B3 district are 50-feet in width and at least 6,000 square feet of area for all uses. The maximum lot coverage is unrestricted. This site is over roughly 355' by 341' with a total of 108,543 square feet, which far exceeds the minimum. The proposed improvements cover approximately 70% of the site, with all minimum lot dimension, setback, and height requirements being met.

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Building Setbacks

Muldoon Road serves as the front of the parcel and is where vehicle access to the site is proposed. East Debarr Road reservation exists in place of a dedicated street for the setback requirement, so the side setback for Muldoon Estates Subdivision Tract A, 10 feet, shall start at the edge of the setback from projected ROW required, which is 30 feet from centerline. Permitted uses within a setback include sidewalks, walkways, pathways and trails, driveways and vehicular access, and landscaping. The minimum yard requirements in the B3 district are 10-feet in the front, and 0- or a minimum of 10-feet in the side and rear. The proposed improvements provide the following yard setbacks for the future pavilion (which is not included in this site plan review): 176-feet in the front, a minimum of 119-feet from either side, and 121-feet in the rear. The proposed Muldoon Estates Subdivision Tract A site plan meets the front, side and rear setbacks for B3 zoning requirements. A pathway connection to the sidewalk on the east side of Muldoon road is within the front setback but is permitted under this title.

For a summary of the setback requirements, please see Table 1 and [Figure 3 Proposed Site Plan](#).

Table 1. Setback Requirements (Title 21 New Code)

Type of Setback	Minimum Setback Required	Proposed Project
Front Setback (From Muldoon Road ROW)	10 ft.	176 ft. – Complies
Side Setback	10 ft.	119 ft.– Complies
Rear Setback	5ft	121- Complies

Development and Design Standards: Title 21.07

21.07.090 Off-Street Parking and Loading

There is a total of 39 proposed parking spaces, including 2 ADA accessible stalls, for the Muldoon Estates Subdivision Tract A park development. The single vehicle access drive to the off-street parking is off Muldoon Road, as far south from the intersection of Muldoon Road and Debarr Road as feasible, at the request of MOA traffic.

The site falls under the *Park and Open Area* use category which does not have a specific requirement. In this case, the requirements for off-street parking facilities shall be determined by the director and the traffic engineer and the decision shall be based on requirements for the use that is most nearly comparable to the unspecified use, traffic engineering principles, and/or parking studies.

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The number of parking spaces proposed is based on the anticipated destination park use, including use of the turf event space in summer for the local farmer's market. Additional on-site parking will be provided as other Muldoon Town Square Park parcels are developed; see the earlier figure Muldoon Town Square Park Master Plan. The park's proximity to major transit route stops, developed sidewalk system, and adjacent neighborhoods encourage the use of alternative transportation to the park.

Included in the Muldoon Town Square Park Master Plan, the development of on-street parking on East 14th Avenue and the development of a Shared Use Parking Agreement are listed as strategies to pursue if more parking is required in the future. See page 56 of Muldoon Town Square Park Master Plan, Public Hearing Draft.

21.07.020 Buffer/Setback Requirements from Stream, Water Body, and Wetland

The project does contain a stream channel and/or drainageway, Chester Creek, which is located and identified on the submittal documents in general congruence with MOA Watershed Management Services field and archival mapping information. A Watershed Sign-off Form has been completed and is included as Forms, Attachment 1. The required setback from a water course in all zoning districts except for R-10 is a minimum of 25 feet horizontally from the ordinary high-water mark. The minimum setback from the edge of above-ground drainageways and ephemeral channels is a minimum of 10 horizontal feet.

The proposed site plan for Muldoon Estates Subdivision Tract A meet the setback requirements from Chester Creek and places emphasis on maintaining and improving a vegetative buffer between park development and Chester Creek. See Figure 3 Proposed Site Plan and Figure L3 Proposed Planting Plan. Trails and public recreation facilities are listed as permitted uses and activities generally perpendicular to the setback or stream edge where necessary to cross or enter the feature (21.07.020.B.6.b.i.A). The proposed improvements include an 8-foot wide asphalt trail and 8-foot wide sidewalk connection on the east portion of the site that is planned to connect and cross over Chester Creek via pedestrian bridge to other areas of the park as outlined in the approved Master Plan. The permitting and construction of the pedestrian bridge and its abutments are anticipated to be completed in a future phase, with partial funding for the project available.

Additionally, public recreation facilities such as trails are permitted parallel to the watercourse in the outer 10-feet of the stream protection setback (21.07.020.B.6.b.ii.A). An existing soft-surface trail was constructed as part of the Chester Creek Realignment at Muldoon Road Project and winds along the lower elevations adjacent to Chester Creek. This soft-surface trail will remain in place. The multi-use path connections proposed will connect with the existing soft-surface trail but remain in the outer 10-feet of the 25-foot streambank protection setback (or, 15-foot from bank edge) and are intended to improve accessibility, connectivity, and prevent erosion and trampling from pedestrian traffic.

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21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges

The grading plan has been designed and coordinated to provide positive drainage away from pedestrian areas and across parking lots, driveways, walkways, and all areas of the site into bioswales and infiltration basins (rain gardens). Surface runoff is generally directed northeast and away from Chester Creek to ensure proper treatment of stormwater and snow melt. Landscape planting areas, permeable surfaces (Artificial Turf/Turf Pavement) and raingarden infiltration areas are incorporated throughout the proposed design to minimize drainage and storm water impacts while enhancing the aesthetic, recreation, and natural functions of the site.

Green Infrastructure Stormwater Management

The development of the project's parking lot and hardscapes will require stormwater conveyance and treatment infrastructure to address runoff from those impervious surfaces. Because of the direct adjacency of the project to Chester Creek, stormwater management will use Low Impact Development (LID) and Best Management Practices (BMP) strategies to minimize any potential impacts to water quality. All of the project's stormwater runoff from the project will flow generally to the northwest part of the site away from Chester Creek towards an existing stormwater system inlet. LID/BMP strategies include retention of stormwater runoff in landscaped beds and vegetated swales as it moves towards the inlet. The landscaped beds and vegetated swales are integral components to the design that will not only treat stormwater, but provide aesthetic value and educational opportunities for ecology and green infrastructure design. The drainage design will retain and naturally filter runoff for a 10-year storm event.

21.07.040.F Snow Storage

A designated snow storage area for on-site snow clearing is located just east of the main asphalt parking area on top of the large turf area, with approximately 7,500 square feet of available space. The asphalt parking area is approximately 12,500 square feet and requires a minimum of 625 square feet of snow storage area (5% minimum per 21.07.040.F.4.b, nonresidential use). The turf area will be graded to direct snowmelt and stormwater runoff to non-pedestrian areas and away from Chester Creek. Anchorage Parks and Recreation will regularly maintain the turf area, including seasonal cleanup of sediment and debris remnants resulting from snow melt. See Figure 4 Drainage Plan.

21.07.060 Transportation and Connectivity

21.07.060.D Streets and on-site vehicle circulation

There will be one vehicular access points onto the site from Muldoon Road with a driveway approach of 30-feet leading to an asphalt parking area with a two-way drive aisle of 24-feet for park visitors, service and emergency access meeting standards outlined in 21.07.090 *Off-Street Parking and Loading*.

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DOT&PF strongly recommends access into the park provide maximum distance from the Debarr-Muldoon intersection for queuing, site distance and safety factors (see Form 8 Agency Coordination Meeting Minutes). Anticipated growth in traffic volume along Muldoon Road due to increased development in the area may require extension of the turn lane or installation of separation median for safety, eliminating southbound access to the park from Muldoon Road. Prior to construction, a driveway permit will be requested from DOT&PF.

The parking area and drives will be constructed of typical asphalt pavement and structural fill. The parking area will be striped for 38 total vehicles, including two ADA spaces with appropriate signage. A turnaround area at the east end of the parking lot is reserved for turning and maneuvering. Two vehicle gates will control access to the large turf vent areas and to the ice ribbon for service and regular maintenance.

21.07.060.E Standards for Pedestrian Facilities

Pedestrian walkways, paths and trails meet standards as outlined. Concrete walkways and asphalt paths will be constructed to a minimum of 5 feet wide clear space, with 8-foot typical width throughout the site. All improve walkways, paths and trails will also meet the 2010 ADA Standards for Accessible Design. Pedestrian facilities adjacent to the parking area will be separated from vehicular circulation by a 6-inch barrier curb, maintain at least 5'-0" clear, and include 2'-0" for vehicle overhang from the adjacent vehicle parking.

Paved pedestrian trails will be constructed to connect features and functions on site. A trail wrapping the south and east perimeter of the site is anticipated to connect the site to the remainder of the park via a pedestrian bridge connection across Chester Creek. A pedestrian path is also proposed to cross undeveloped Debarr Road right-of-way, connecting the park site to the adjacent Muldoon Mall property and complimentary uses such as restaurants, a transit stop and the Library Muldoon Branch and Boys and Girls Club.

21.07.060.F Pedestrian Amenities

The site improvements for this project include numerous pedestrian amenities in support of its function as a Community Use Park. A primary pedestrian walkway welcomes visitors in from Muldoon Road as well as from the Muldoon Mall to the north (21.07.060.F.4). A large plaza (21.07.060.F.6) and future pedestrian shelter ("pavilion", 21.07.060.F.9) are located in the center of the site serving as an activity hub for the play area, ice/bike ribbon and open recreation spaces. A total of nine two-bicycle racks (18 bikes) are proposed on site near the entries to the pedestrian plaza and future pavilion area (21.07.060.F.15). Anchorage Parks and Recreation will monitor and install additional bicycle racks as needed during future phases of park development.

In addition to the amenities described above, the proposed plan includes: identification and wayfinding features (Park Sign and Kiosks), picnic tables, benches, and bear-proof trash receptacles.

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21.07.080 Landscaping, Screening, and Fences

Limited vegetation exists on site. Mature cottonwoods and a few birch are located at the northwest edge of the parcel along the property line shared with the adjacent 100-foot by 100-foot parcel and the narrow portion of the parcel connecting to the Muldoon Road and Debarr Road intersection. The site has been reconstructed as part of the Chester Creek Realignment. The site currently serves as a staging area for gravel and topsoil fill anticipated to be removed by the previous project's general contractor early this spring.



Muldoon Estates Subdivision Tract A, current use as a staging area for gravel and topsoil, facing west

Proposed vegetation for the site will be selected and placed with consideration of appropriateness for the prospective micro-climates, ease of maintenance, and to provide an attractive setting indicative of the site's park context. The planting plan will be primarily native birch trees, perennials, and hardy shrubs to satisfy MOA Title 21 Land Use Regulations and as a result of repeated public input requesting an aesthetic and natural park setting. Typically, the project will provide Visual Enhancement Landscaping (L1) satisfying requirements for site perimeter and parking lot perimeter landscaping as described below and as shown in the following figure Site Plan: Phase I Development Graphic and Code Diagram: Phase 1 Development.

In addition to re-vegetation and visual enhancement landscape plantings there will be a focus on welcoming and aesthetically pleasing perennial plantings in the main entry area to compliment the public facility and engage visitors in a positive manner. Perennial species for shade areas and showy, flowering areas will be installed in distinct masses to compliment the forms and functions of the park.

Areas disturbed by construction and not included in the perimeter landscape or activity areas will meet Site Enhancement Landscaping per Table 21.07-1 Landscaping Specifications and 21.07.080.E.3 Site Enhancement Landscaping. At a minimum, disturbed areas will receive topsoil or hydraulic growth medium and be re-seeded with either lawn seed mix or no-mow seed mix. All of the species selected for this project will be native or cold hardy. The plant schedule identifies the species and size of the plant materials. Rock mulch and several large landscape boulders placed in select areas will enhance the aesthetic. Plant selections and locations are informed by the Anchorage Parks and Recreation Departments long history of operations and maintenance experience. Species selected were identified for their aesthetic, ease of maintenance and long-term survival. See Figure L1 Overall Site Plan.

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Table 21.07-2 Minimum Site Perimeter Landscaping

District of Development: B3				
Description	Abutting District	Req'd Level	Easements + Utilities	Notes
North #1: 341 LF (Debarr Road Right-of-Way)	Local Street	L1- Visual Enhancement	10' T&E and 15' Setback Easements. No road facility exists in existing Debarr Road R.O.W.	Existing mature birch, spruce, alder & cottonwood trees to remain (see photos below).
North #2: 100 LF (Private Parcel)	B-3	N/A	None	Existing vegetation to remain to the extent practicable. Disturbed areas to be revegetated.
West #1: 255 LF (Muldoon Road)	Arterial	L1 – Visual Enhancement	8' Arterial Landscape and 10' T&E Easements. Existing utilities exist above and below ground.	Proposed development includes combining Visual Enhancement with bioswale and infiltration areas
West #2: 100 LF (Private Parcel)	B-3	N/A	None	Existing vegetation to remain to the extent practicable. Disturbed areas to be revegetated.
South (Tract D, Chester Creek)	B-3	N/A	10' Slope & Stabilization Easement	Existing vegetation to remain to the extent practicable. Disturbed areas to be revegetated.
East (Tract D, Chester Creek)	B-3	N/A	10' Slope & Stabilization Easement	Existing vegetation to remain to the extent practicable. Disturbed areas to be revegetated.

21.07.080.E.2.b Parking Lot Landscaping

A 38-space parking lot is proposed. The site is a nonresidential district abutting arterial roadways and similarly zoned nonresidential districts (B3-SL). Perimeter parking lot landscaping will meet requirements with Visual Enhancement Landscaping (L1), and overlap with Visual Enhancement Landscaping requirements along the western property boundary.

21.07.080.E.2.c Parking Lot Interior Landscaping

No interior landscaping is required for parking lots with less than 40 parking spaces.

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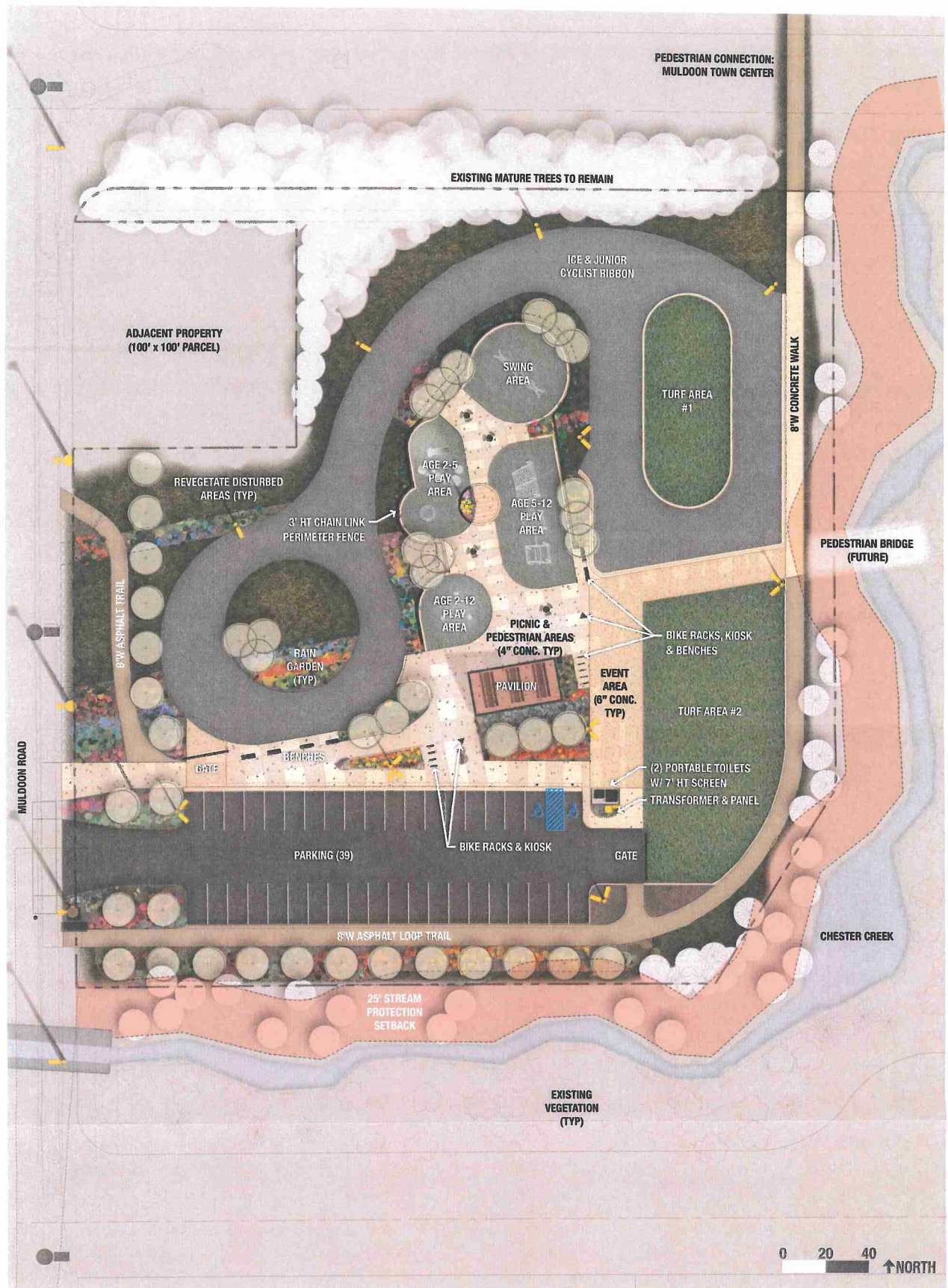
21.07.080.F General Landscape Requirements and Standards:

North #1

<i>Visual Enhancement (L1) Requirement</i>	<i>Landscape Bed: 5' Minimum Width, 8' Average</i>	<i>Trees: 2" caliper, or 6' height [1 per 20L]</i>	<i>Shrubs: 18" min. height [6 per Tree]</i>	<i>Perennials (Combination) [3 per 1 Shrub, max ½]</i>
Standard	5' min, 8' avg	18	108, or	0
Optional Design	5' min, 8' avg	18	54 (min)	162
Provided	*Retain 20'w area of existing mature and native vegetation per 21.07.080.F.1.b, see Figure below "Existing Mature Vegetation North #1"			

West #1

<i>Visual Enhancement (L1) Requirement</i>	<i>Landscape Bed: 5' Minimum Width, 8' Average</i>	<i>Trees: 2" caliper, or 6' height [1 per 20L]</i>	<i>Shrubs: 18" min. height [6 per Tree]</i>	<i>Perennials (Combination) [3 per 1 Shrub, max ½]</i>
Standard	5' min, 8' avg	13	78, or	0
Optional Design	5' min, 8' avg	13	39 (min)	117
Provided	30' average	13	85	135



Site Plan: Phase I Development
MULDOON TOWN SQUARE PARK



Code Diagram: Phase I Development
MULDOON TOWN SQUARE PARK

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Additional Planning and Design Criteria:

a. The external Impacts generated by the projects on adjacent areas:

Limited external impacts are anticipated on adjacent areas. Adequate off-street parking has been provided for daily use, and negotiations for a shared-use parking agreement have been initiated to proactively engage adjacent landowners and develop the highest and best use of available space.

Landscape planting areas and infiltration of snow melt and storm water on-site with low impact development (LID) best practices, or Green Infrastructure, will minimize impacts to the adjacent Chester Creek. Pedestrian connections on and through the site will accommodate non-motorized users crossing through the park with improved safety and accessibility. Revegetation and improvements on-site will improve the aesthetics along Muldoon Road and provide a point of interest while also improving the natural functions of the site.

b. The extent to which the landscaping elements complement, maintain or improve the landscape quality of adjacent neighborhoods and areas.

The landscape elements will greatly improve the quality of adjacent neighborhoods and areas. The existing site is a large, flat gravel pad with gravel and soil fill piles. Development of a new Community Use Park has significant benefits, including: year-round recreation and activities; social, family, and community event areas; pedestrian facilities and amenities to encourage and improve public health; natural and aesthetic improvements to improve views into and of the site; and improved habitat and ecological function with significant environmental benefits. The proposed site plan will visually enhance Muldoon road and the surrounding area.

Plant materials and locations have been selected and designed for their function, survivability, and benefits as part of a whole system. Where possible, native and edible landscape plantings have been proposed in locations to fulfill Title 21 landscaping requirements, achieve a desired aesthetic, and serve as storm water filtration and absorption. Input from the Park Advisory Committee during the Master Plan process presented the opportunity to size and locate landscape planting beds along major features to attract community members and organizations to adopt manageable plots for improved ownership and maintenance while also serving as storm water infiltration areas.

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

Significant pedestrian areas and paths direct and locate users to destinations on site and are appropriately planned for future park development and implementation consistent with the Master Plan.

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Artificial turf and permeable base materials have been proposed in the open recreation areas to increase use of the spaces during shoulder seasons, limit maintenance, improve storm water and snow melt infiltration, and provide a durable surface for light vehicle and heavy pedestrian use during community events scheduled to occur rain or shine.

Site amenities such as benches, kiosks, boulders and plantings have been carefully organized to limit the need for additional bollards, gates or barriers while serving to protect pedestrian areas and serve as functional site furnishings.

Incorporation of lighting and picnic tables into the accessible and inclusive play area will encourage all-ages and abilities to participate in playful recreation. A short fence surrounding the play area will limit conflicts with adjacent uses and protect play areas and equipment from snow-clearing during preparation and maintenance of the ice ribbon.

d. The visual attractiveness of the landscaping:

Native, edible and flowering landscape plantings have been selected for their function, survivability and the desired aesthetic. Input from the Anchorage Parks and Recreation Department was incorporated to include plant materials that have achieved success and limit necessary or intensive maintenance.

Landscape plantings have been proposed in locations to fulfill Title 21 landscaping requirements, achieve a desired aesthetic, and serve as storm water filtration and absorption. Landscape plantings are generally organized in long rows continuing across pedestrian circulation areas, presenting an interesting perspective and drawing visitors into the park from Muldoon Road. The rows and variety of types of plants are intended as subtle references to the site's significant history as a nursery operation and destination in Anchorage as the former location of the Alaska Greenhouses operated by Mann Leiser and his family.

e. The landscaping elements enhancement of the architecture of the project, including the integration of internal and exterior architectural themes:

No occupied buildings are proposed, however, a featured pedestrian shelter (Pavilion) and play area are included as part of the improvements. The pavilion, play features and pedestrian amenities have all been selected for their ability to contrast with the linear rows of landscape plantings and paving patterns. The design of the vertical elements and furnishings are consistent with vertical arches and horizontal circles; forms reminiscent and abstracted from the former greenhouse structures once occupying the site and their countless potted plants within.

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21.07.080.G.2 Refuse Collection

No dumpsters or refuse service is located on site due to previous issues with unauthorized dumping in area parks. Anchorage Parks and Recreation maintenance crews will be responsible for refuse collection and disposal at its central facility. Three (3) bear-proof trash receptacles are provided near main pedestrian areas for convenience. Additional trash receptacles are anticipated to be installed throughout the park in future phases of development. Refuse collection will be monitored by the Anchorage Parks and Recreation Department and modified on an as-needed basis.

21.07.080.G.3 Service and Off-Street Loading Areas

No designated service or loading areas are required for the Park. Two service and maintenance vehicle access gates are provided to accommodate regular use by Anchorage Parks and Recreation grounds crews for park maintenance.

21.07.080.G.4 Mechanical and Electrical Equipment

No mechanical equipment is proposed. Electrical equipment will be limited to a small transformer and switch panel for lighting controls. The electrical equipment will be located at the end of the parking lot for ease of service access and screened with shrub vegetation.

21.07.080.H Fences

A short fence will be installed at the perimeter of the play area to contain children and prevent potential conflicts with running children and active uses on the adjacent ice and junior cyclist ribbon. The fence will be 3-feet tall and black polyvinyl coated chain link with knuckle-knuckle selvage, providing ample visibility into and out of the play area for improved safety without compromising the aesthetics of the park.

21.07.100 Exterior Lighting

Site and area lighting is proposed to improve safety and discourage negative behavior within the park. LED site lighting fixtures will be mounted to 20-foot height poles and located to maximize efficiency while adequately lighting all areas of the improvements. A feature architectural light fixture is proposed within the play area to provide additional light and improve visibility of the play area and highlight its colorful features year-round as viewed from Muldoon Road. The architectural light fixture is an aesthetic component even when not lit and will serve as a point of interest within the play area year-round. All site lighting has been located to provide adequate clear zones from pedestrian and vehicle circulation areas as well as outside of the active turf recreation areas. See Figure EO.1 and EO.2 for the proposed lighting plan.

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21.11.060 Signage

Park signage will be standard park designs and meet the standards of 21.11.060. Additional wayfinding and interpretive signage will be provided and implemented upon completion of the design standards update, currently in process.

3. THE SITE PLAN ADDRESSES ANY SIGNIFICANT ADVERSE IMPACTS THAT CAN REASONABLY BE ANTICIPATED TO RESULT FROM THE USE, BY MITIGATING OR OFFSETTING THOSE IMPACTS TO THE MAXIMUM EXTENT FEASIBLE;

Park Popularity and Parking Demand

The Muldoon Town Square Park Master Plan and proposed site plan identify numerous strategies to address off-street parking for the community use park. An important connection to the adjacent Muldoon Mall, for which a shared use parking discussion is ongoing, and approximately 20 on-street parking spaces along Boston Street are provided in addition to the on-site parking proposed on Tract A. It is anticipated that park visitors will be arriving from nearby transit stops and trails in addition to the development to the north. A shared-use parking agreement is currently in negotiation with the adjacent landowners to the north (Muldoon Mall) as a proactive measure to accommodate park visitors in the event parking demand exceeds 38 parking spaces. Additionally, development of future phases of improvements in the park will include additional parking.

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

No environmental pollution is anticipated as a result of the proposed development. Prior to the start of construction activities, the contractor will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP). The Contractor will be required to implement the plan during construction. The plan will identify the methods to be used to control erosion and sediment discharge during construction. Any noise associated with construction will be addressed through the permitting process.

The park development has been designed to safely illuminate on-site development and negate light pollution of the surrounding area. Impervious surface areas and landscaping have been carefully coordinated to maximize infiltration of snow melt and stormwater on-site. Additionally, landscape plantings and revegetation of the site will mediate the site's current condition ensuring improved health of Chester Creek and its habitat.

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

4. THE DEVELOPMENT PROPOSED IN THE SITE PLAN IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN.

Anchorage 2020 – Anchorage Bowl Comprehensive Plan

Anchorage 2020 is the comprehensive plan for the Anchorage Bowl. Adopted in 2001, *Anchorage 2020* provides land use policies and specific actions to guide decision makers over the twenty-year life of the plan. The Muldoon Town Square Park Master Plan supports the *Neighborhood Identity and Vitality*, *Natural Open Space*, and the *Parks, Trails, and Recreation* goals of the *Anchorage 2020 Comprehensive Plan*.

The *Comprehensive Plan* recognizes the area of Muldoon Road and Debarr Road as a “Town Center”. According to the plan, “town centers are designed to function as a focal point for community activities. Their core is to be a mix of community-serving retail, public services, and public/civic facilities including and/or surrounded by medium to high-density residential development” (page 54). Additionally, the Plan states that “unique public spaces should be created within each of these town centers to create a distinctive identity and sense of place. These can take various forms, such as linear parks centered along a creek or wetland, community parks, enhanced street environments, or unique architectural features”(page 55). The Muldoon Town Square Park will enhance the area as a Town Center with an attractive local and open natural space, enhancing the mixed use in the area with a much needed public recreational and gathering place.

The development is consistent with Anchorage 2020, specifically by fulfilling policy numbers 7, 42, 43, 49 and 50.

Policy #7- Avoid incompatible uses adjoining one another: The Community Use Park improvements and adjacent commercial development are compatible uses within a Town Center area. The new park improvements have been designed in context with the surrounding development and are intended to increase recreation activities in addition to supporting adjacent commercial development.

Policy #42 – Northern city design concepts shall guide the design of all public facility projects, including parks and roads: This site plan encourages year-round use and activity with the development of an ice skating and junior cyclist ribbon, an inclusive and destination play area, numerous pedestrian and recreation facilities and aesthetic and functional green spaces. Plant materials have been selected for their hardiness and will be appropriately placed to ensure survivability during the winter months. Snow storage areas have been adequately located and graded to allow for clearing of snow during winter months and direct snow melt away from adjacent water courses.

Policy #43 - Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review: This application meets this policy.

Policy #49 – Site Plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

and aesthetic character of adjacent character: The location of the park features on the site are visible and inviting from the adjacent arterial roadway and provide an open green space backdrop in the Muldoon Town Center. The single, main vehicle access point has been located based on the recommendations of AKDOT&PF and the Municipal Traffic Engineer for improved safety, and is consistent with the approved Master Plan. The destination and uses of the proposed park developments are in alignment with the desired 'destination' defined by the Master Plan, and celebrates the site's history as an iconic greenhouse and nursery operation with references to the forms and organization of spaces.

Policy #50 - Healthy, mature trees and forested areas shall be retained as much as possible: The 2.49-acre site retains the mature trees along its north boundary and will revegetate the currently gravel fill pad with significant quantities of landscape plantings. Additionally, the park development is being designed to retain vegetation installed as part of the Chester Creek Realignment at Muldoon Road Project.

Anchorage Areawide Trails Plan

The *Anchorage Areawide Trails Plan* was adopted by the Anchorage Assembly on April 8, 1996 and is a component of the *Anchorage Bowl Comprehensive Development Plan* as well as the *Long-Range Transportation Plan*. Because Muldoon Town Square Park is a relatively new park, the *Trails Plan* does not include specific recommendations for the site. However, the *Areawide Trails Plan* map shows a planned/proposed multi-use trail extending east from DeBarr Road and continuing along Chester Creek in what is now the Muldoon Town Square Park site, north of Windsong Park. This trail is shown connecting with a planned/proposed north-south multi-use trail along the MOA/JBER property boundary, and identified as the "Muldoon Perimeter Trail" in the *East Anchorage District Plan*. Additionally, the *Trails Plan* provides relevant information on recreation and trails in the area as well as design standards.

East Anchorage District Plan

The *East Anchorage District Plan (EADP)* was adopted by the Anchorage Assembly on December 2, 2014. It is an element of the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. The plan is intended to enhance the quality of life for present and future residents by anticipating and planning for future population growth and changes within the District.

The *East Anchorage District Plan* identifies several "Priority Actions" for near-term implementation. One of those priority actions is to "Initiate a small area planning process for the former greenhouse site at Muldoon and Debarr and complete a development plan for appropriate uses of this site, including a park. Secure a formal park dedication upon completion" (page 32).

The Muldoon Town Square Park Master Plan fulfills the *EADP's* recommendation for a "small area planning process". The process used to develop this Master Plan included a Park Advisory Committee, which served as the stakeholder advisory group identified in the *East Anchorage District Plan*, agency

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

coordination with public agencies that have an interest in the park area, and an intensive public involvement program which is discussed in further detail in *Chapter 2: Planning and Public Involvement* of the Master Plan. Through extensive community engagement, an appropriate level of development was determined. The Master Plan provides site specific recommendations that support both the community's desire for green space and active recreation, as well as neighboring Town Center development, meeting the intent of the "Priority Action" of the *East Anchorage District Plan*.

The *East Anchorage District Plan* identifies a Muldoon Perimeter Trail aligned with the neighborhood-JBER boundary, and connecting to Muldoon Town Square Park at its eastern edge (pages 65-66). The Master Plan recognizes the opportunity to connect the park to the larger regional trail network and incorporates recommendations to support the development of a future connection/trailhead.

PRELIMINARY SCHEDULE AND ESTIMATED COSTS

The project is scheduled to start construction in the summer of 2016 and will continue in 2017.

ESTIMATED COSTS

<u>Plant Material Budget:</u>	\$130,000 (Landscaping Planting, Seeding+ Boulders)
<u>Total Landscape Budget:</u>	\$1,165,000 (Minus Parking, Lighting, Construction Costs, & Excavation)
<u>Construction Budget:</u>	\$1,500,000

FEASIBILITY

The proposed improvements will be funded by two existing state grants totaling \$1.5 million. \$1 million of the \$1.5 million total will expire in June 2016.

SCHEDULE

Construction is anticipated to start in May of 2016 and will be completed in 2017. Initiating construction activities before June is essential in order to encumber the \$1 million state grant prior to expiration.

Muldoon Town Square Park: Muldoon Estates Subdivision Tract A Site Plan

Community Use Park Site Plan Review under B-3 Zoning Supplemental Application Information

FORMS

- | | |
|---|--|
| 1 | Muldoon Town Square Park – Legal Description |
| 2 | Watershed Sign-Off Form |
| 3 | Muldoon Estates Subdivision Plat No. 2014-30 |
| 4 | Parks & Recreation Commission Resolution No. 2016-05 |
| 5 | Assembly Ordinance No. 2015-77 |
| 6 | Assembly Ordinance No. 2001-182 |
| 7 | Public Open House 1 Meeting Summary |
| 8 | Agency Coordination Meeting Summary |
| 9 | Public Open House 2 Meeting Summary |

List of FIGURES

- | | |
|---------|-------------------------------------|
| 1 | Vicinity Map |
| 2 | Existing Site Conditions |
| 3 | Proposed Site Plan |
| 4 | Proposed Drainage Plan |
| L1 | Overall Site Plan |
| L2 | Layout and Paving Plan |
| L3 | Planting Plan |
| L4 - L9 | Landscape Details |
| L10 | Additive Alternates |
| EO.1 | Legend Fixture Schedule and Details |
| EO.2 | Photometric and Lighting Plans |
| CS 1-5 | Poligon Wave Pavilion Cut Sheets |

FORMS

MUNICIPALITY OF ANCHORAGE
ANCHORAGE PARKS & RECREATION



Muldoon Town Square Park – Legal Description



Muldoon Town Square Park
Parcel ID



Parcel: 006-401-07-000
Muldoon Estates Subdivision Tract A

Parcel: 006-401-08-000
Muldoon Estates Subdivision Tract B

Parcel: 006-401-09-000
Muldoon Estates Subdivision Tract C

Parcel: 006-401-10-000
Muldoon Estates Subdivision Tract D

Parcel: 006-401-05-000
Muldoon Estates Subdivision Lot 3

WMS Archive File Name: 16 Muldoon Sq Park

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: Muldoon Town Square Park Master Plan
- Project Location, Tax ID, or Legal Description: 1301 Muldoon Rd, SE corner of Debarr Rd and Muldoon Rd
5 parcels (006-401-07-000; 006-401-10-000, 006-401-08-000, 006-401-09-000, 006-401-05-000)
- Project Area (if different from the entire parcel or subdivision): _____

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

_____ DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X 400 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:

☐ Y ☒ N

WMS written drainage recommendations are available.

☐ Preliminary ☐ Final

☒ Y ☐ N

WMS written field inspection report or map is available.

☐ Preliminary ☐ Final

☒ Y ☐ N

Field flagging and/or map-grade GPS data is available.

Inspection Certified By:

Date:

Kyle G.

1/22/16

[illegible]

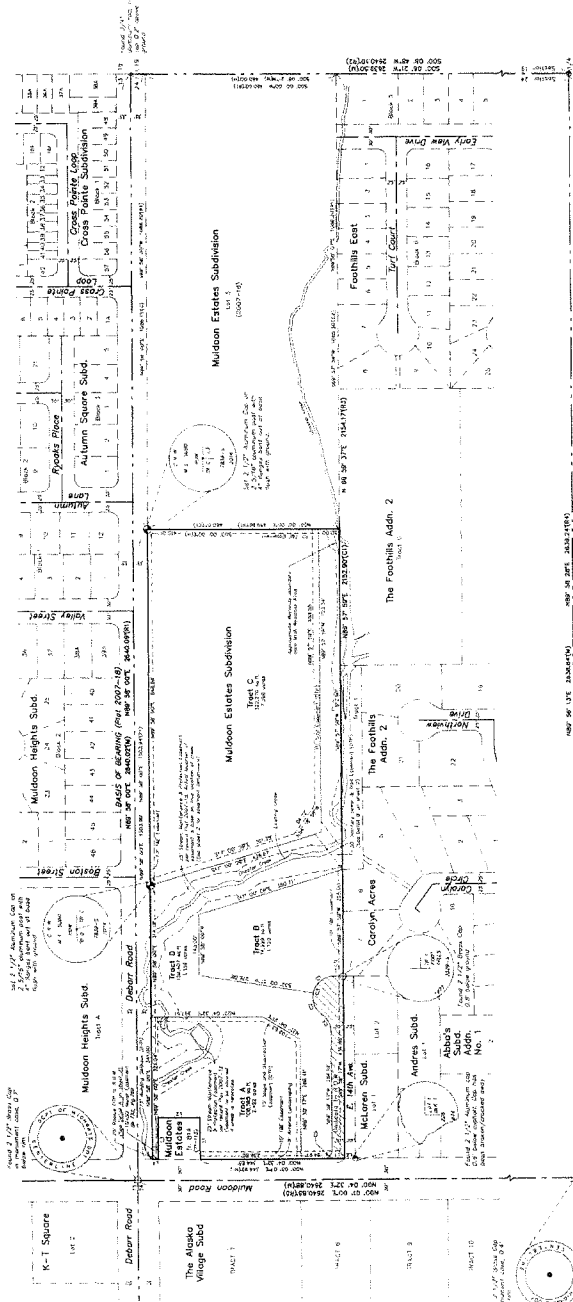
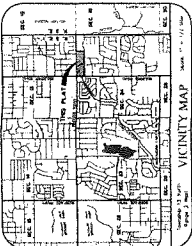
Lawrence W. Roberts - Executive Manager
 Municipality of Anchorage
 612 West 5th Avenue, Suite 640
 Anchorage, Alaska 99501

8/11/2016
John Fitzgerald
Before Judge
Continued from
9 May of April 2014

[illegible][illegible][illegible]

4/9/2014

1



Curve Table				
θ	L	Radius	Chord	Chord Length
1	1.16	50.00	95° 28' 20"	40.22
2	2.30	50.00	180° 56' 40"	56.43
3	3.44	50.00	270° 85° 00"	68.73
4	4.58	50.00	360° 108° 20"	80.92

Year	Weight	Direction
1991	138.00	250° 50' 00"
1992	149.00	30° 30' 00"
1993	130.00	260° 20' 00"
1994	15.00	21° 30' 00"

Line #	Length	Line Type
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
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Legend

[illegible]

Note:

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MULDOON ESTATES SUBDIVISION

TRACTS A, B, C, and D)

in the Township of Tipton,
County of Madison, State of Illinois

2. Manufacture of
and/or use of a building, structure, or
other improvement on the land, or
the conducting of business, located within the "Z" and
"C" zoning districts, which is not permitted in the
residential zoning districts of the City of Madison, Illinois.



CRW
ENGINEERING GROUP, LLC

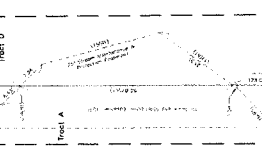
CRW Engineering Group, LLC
1840 ASHC BLVD., SUITE 300
MADISON, ILLINOIS 62607

Each copy has
Owner's Name
Contract No.
Date

10/28/2015
10/28/2015
10/28/2015

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Line #	Length	Amount
100001	11.92	\$41,374.27
100002	33.55	\$107,346.50
100003	43.88	\$145,575.12
100004	28.97	\$96,575.18
100005	22.59	\$73,344.55
100006	48.47	\$157,344.55
100007	27.04	\$87,344.55
100008	30.00	\$97,344.55
100009	30.00	\$97,344.55
100010	23.05	\$73,344.55
100011	29.51	\$97,344.55
100012	52.50	\$173,344.55
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100087	16.00	\$51,344.55
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100089	16.00	\$51,344.55
100090	16.00	\$51





CRW
CONCRETE REPAIR & WELDING, INC.

MULDON ESTATES SUBDIVISION

FRACS, A.B.C. and D

4 Reproduction of
 2nd Addition Easement, per Map 200-14, recorded
 in Volume 10, Page 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936,



**Municipality of Anchorage, Alaska
Parks & Recreation Department**

632 W. 6th Avenue, Suite 630
P. O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks



**PRC RES NO. 2016-05
Muldoon Town Square Park Phase 1 Development**

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

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

WHEREAS, the recently completed Muldoon Town Square Park Master Plan identifies and prioritizes improvements for future development; and

WHEREAS, the improvements proposed for Phase 1 are based on community and stakeholder input and have been vetted by the Parks Advisory Committee through deliberation and consensus; and

WHEREAS, Phase 1 development will provide a mix of year-round activities, community event space and an attractive gateway to the park, complementing new development in the Muldoon/Debarr area and supporting the "Town Center" concept identified in the East Anchorage District Plan; and

WHEREAS, Phase 1 Development will include a destination "inclusive" playground, a parking lot with 39 spaces, community event space that can support the Muldoon Farmers Market and Spirit of Muldoon Picnic, flexible open space, a pavilion, restrooms, and a ribbon to be used for ice skating in the winter and serve as a community event space and kiddie bike loop in the summer.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the master plan submitted by the Department and the advisory group for Muldoon Town Square Park.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 10th day of March, 2016.


Chair

Parks and Recreation Commission

ATTEST:


John Rodda, Director
Parks & Recreation Department

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 7-14-15

Submitted by: ASSEMBLY MEMBER PETERSEN
Assembly Member Honeman
Assembly Member Starr
Prepared by: Assembly Counsel
For reading: June 23, 2015

ANCHORAGE, ALASKA
AO NO. 2015-77

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY DEDICATING
2 CERTAIN MUNICIPAL LAND IDENTIFIED AS PARCELS 006-401-03-000 AND 006-401-
3 04-000, LOT 1 AND LOT 2, MULDOON ESTATES, LOCATED AT 1301 MULDOON ROAD,
4 FOR PERMANENT PUBLIC PARK AND RECREATIONAL PURPOSES.

5
6 WHEREAS, the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan
7 adopted by AO No. 2005-122 identified the Northeast Anchorage area as being deficient in
8 the amount of parks and recreational facilities; and
9

10 WHEREAS, on October 24, 2006 the Assembly adopted AO No. 2006-149(S)
11 authorizing the purchase of the former site of the Alaska Greenhouse in the Muldoon
12 neighborhood of Northeast Anchorage; and
13

14 WHEREAS, prior to purchase by the Municipality of Anchorage, the Alaska
15 Greenhouse operated a private park on this site; and
16

17 WHEREAS, this land, often referred to as the old Alaska Greenhouse property, has
18 remained undeveloped and local residents use it for numerous recreational purposes
19 including jogging, cross country skiing, and dog walking; and
20

21 WHEREAS, the old Alaska Greenhouse property is located within the boundaries of
22 the North East Community Council, and the Scenic Foothills Community Council is the
23 closest neighboring community council; and
24

25 WHEREAS, the location of the old Alaska Greenhouse property in the center of the
26 Muldoon community makes it uniquely suited for park dedication to serve as a community
27 focal point and help reestablish Muldoon as a viable neighborhood, countering development
28 blight and easing the commercialization that hampers neighborhood balance ; and
29

30 WHEREAS, the eastern portion of this property has been designated as park land and
31 without inclusion of the western parcels, access, park usage, and neighborhood balance
32 would be restrictive; and
33

34 WHEREAS, on October 15, 2009 the North East Community Council unanimously
35 passed a resolution urging the Municipality of Anchorage to dedicate the entirety of the old
36 Alaska Greenhouse property as parkland and to develop this land into a municipal park; and
37

38 WHEREAS, on July 9, 2010, the Governor Sean Parnell signed into law Chapter 43,
39 SLA 2010, which included an appropriation of \$1,000,000.00 to the Municipality of Anchorage
40 for the purpose of developing a park on the property, and this grant is scheduled to lapse on

1 July 1, 2016 if the park funding is not timely encumbered and utilized for its intended purpose;
2 and
3

4 WHEREAS, on January 5, 2012, the Scenic Foothills Community Council unanimously
5 voted to support the efforts to create a park on the old Alaska Greenhouse property, and the
6 North East Community Council has unanimously confirmed its position by resolution on
7 February 16, 2012, again urging the Municipality of Anchorage to dedicate the entirety of the
8 old Alaska Greenhouse property as parkland and to timely develop this municipal park; and
9

10 WHEREAS, on May 1, 2014, the Anchorage Parks and Recreation Commission
11 adopted Commission Resolution 2014-15 supporting using the whole old Alaska Greenhouse
12 property for a park; and
13

14 WHEREAS, on December 2, 2014 the Anchorage Assembly unanimously approved
15 AO 2014-139(S) adopting the East Anchorage District Plan which confirms utilization of the
16 entirety of the old Alaska Greenhouse property as municipal parkland; and
17

18 WHEREAS, use of the old Alaska Greenhouse property for any purpose other than a
19 park is contrary to historical use, community preference and priority, conscientious municipal
20 land use, neighborhood balance, and would deprive the residents of Muldoon and greater
21 Anchorage of a restorative recreational asset; and
22

23 WHEREAS, formal dedication to permanent public park and recreational purposes
24 requires Assembly action by ordinance; and
25

26 WHEREAS, dedication will not interfere with Chester Creek restoration and supports
27 the Chester Creek Watershed Plan, approved by the Anchorage Assembly in AO 2015-46 on
28 May 14, 2015; and
29

30 WHEREAS, after formal dedication, and with recommendations from the planning and
31 zoning commission and the parks and recreation commission under AMC 25.10.080C,
32 additional municipal land use for purposes supporting the community may be allowed by
33 ordinance to further the vision of the community and special accommodations reflected in the
34 East Anchorage District Plan, except as otherwise prohibited by law or by conditions of
35 ownership; now, therefore,
36

37 THE ANCHORAGE ASSEMBLY ORDAINS:
38

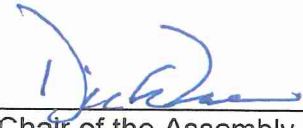
39 **Section 1.** As provided by Anchorage Municipal Code section 25.10.080, the municipally-
40 owned real property identified in this section, **by its legal description prior to its re-platting**
41 **in 2014** is hereby dedicated as permanent park land, subject to right-of-way and other
42 easements of record:

Municipal Parcel Numbers 006-401-03-000 and 006-401-04-000, known as Muldoon Estates Subdivision, Lot 1 and Lot 2, located at 1301 Muldoon Road, Anchorage, Alaska and consisting of approximately 15.65 acres (approximately 681.877 square feet).

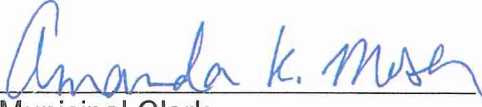
Section 2. Use of these parcels in the Chester Creek Restoration Project is hereby acknowledged and reserved as compatible use to support the community. This site is available for incorporation in a formal park use plan, subject to future community planning review, planning and zoning commission review, parks and recreation commission review, as appropriate.

Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of July, 2015.


Chair of the Assembly

ATTEST:


Municipal Clerk

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 4-9-02

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: November 13, 2001

Anchorage, Alaska
AO 2001- 182

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 9.54 ACRES FROM B-3 SL (GENERAL BUSINESS
DISTRICT WITH SPECIAL LIMITATIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT
WITH SPECIAL LIMITATIONS) FOR A PORTION OF SECTION 24, T13N, R3W, S.M.,
AK, GENERALLY LOCATED SOUTH OF DEBARR ROAD AND ON THE EAST SIDE OF
MULDOON ROAD, FOR THE PURPOSE OF ALLOWING TIRE REPAIR, WHEEL
ALIGNMENT AND BRAKE SERVICE AS PERMITTED USES.

- 027

(Northeast Community Council) (Planning and Zoning Commission Case 2001-018)

WHEREAS AO 84-120 zoned the subject parcel to B-3 SL and prohibited automobile repair,
services and garages, not to include body shops; and

WHEREAS the petitioner applied to amend the special limitations to allow tire repair, wheel
alignment and brake service as permitted uses,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as

~~B-3~~ *General Business District*
~~R-3~~ SL (Residential Office with Special Limitations) zone:

A 9.54 acre portion of Section 21, T13N, R3W, S.M., AK, as shown on exhibit A
attached (Planning and Zoning Commission Case 2001-027).

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

a. The following uses shall be prohibited:

1. Funeral services including crematories.
2. Off-street parking lots, garages.
3. Gasoline service stations.
4. Aircraft and marine parts and equipment stores.
5. Antique and secondhand stores including auctions, pawn shops.
6. Farm equipment and garden supply stores.

7. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service.
8. Motor vehicle dealers, new and used.
9. Mobile home display lots, new and used.
10. Aircraft and boat display lots, new and used.
11. Motorcycle, snow machine display lots, new and used.
12. Automobile, truck and trailer rental agencies.
13. Lumber yards and builder supply stores.
14. Fuel dealers.
15. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.

16. Pole mounted signs.
17. Outdoor storage.

Section 3. The zoning map amendment is subject to the following special limitations establishing design standards for the property.

- a. Maximum height of structures: 3 stories or 35 feet in height.
- b. There shall be no additional access points permitted onto the petition site from Muldoon Road.
- c. Resolving curb cuts and access with State of Alaska, Department of Transportation.

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

Section 5. The zoning map amendment shall not be effective unless the petitioner submits a complete site plan within 3 years of this approval. The site plan shall be reviewed by the Planning and Zoning Commission at a non public hearing. The review shall address, but shall not be limited to, landscaping to current standards, access, storage and disposal of tires and fluids, architecture, parking and signage.

*for Parcel 3C, Section 24, T13N,
R3W,
S.M.*

Section 6. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the

1 area described in Section 1 above to the special limitations contained herein. The rezone
2 approval contained herein shall automatically expire and be null and void if the written consent
3 is not received within 120 days after the date on which this ordinance is passed and approved. In
4 the event no special limitations are contained herein, this ordinance is effective immediately
5 upon passage and approval. The Director of the Planning Department shall change the zoning
6 map accordingly.

7
8 PASSED AND APPROVED by the Anchorage Assembly this 9th day of

9 April, 2002.

10 
Chair

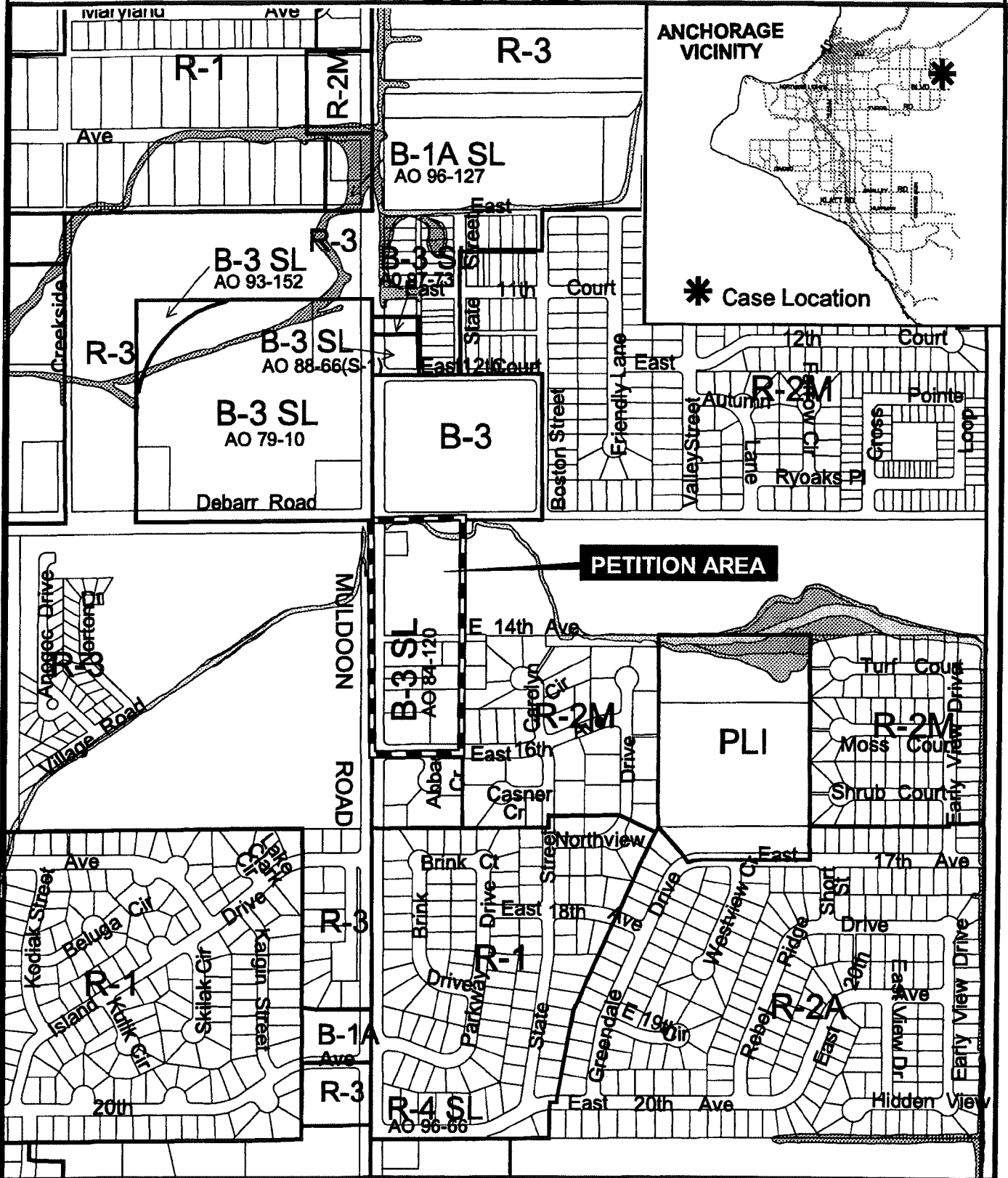
ATTEST:


Municipal Clerk

(2001-027)
(006-401-01 & 2, 006-403-01 through 06, 42 and 43)

EXHIBIT - A

2001-027



Municipality of Anchorage
Planning Department



Date: SEPTEMBER 12, 2001

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0

1000 Feet





Public Workshop Summary

Project Number:	2320.01 (R&M)		
Project Title:	MOA Parks and Recreation Muldoon Town Square Park Master Plan		
Subject:	Muldoon Town Square Park Master Plan Public Workshop #1		
Author:	Van Le, AICP & Taryn Oleson, R&M Consultants, Inc.		
Meeting Location:	ASD Begich Middle School, Multi-Purpose Room		
Meeting Date:	Monday, September 28, 2015		
Meeting Outreach:	Parks And Recreation Department Outreach		
Meeting Materials:	Aerial Maps, Power of 10 Activities Handout, Meeting Agenda and Park History Handout		
Distribution Date:	<i>Internal Review Version – Public Distribution TBD</i>		
Meeting Attendance:	48 Attendees (sign in)		
Attendees:	Steve Rafuse Josh Durand Maeve Nevins Taylor Keegan	Project Manager Parks Superintendent Park Planner Park Planner	MOA Parks &Rec MOA Parks &Rec MOA Parks & Rec MOA Parks & Rec
	Jonny Hayes, ASLA Mark Kimerer, ASLA Melisa Babb	Landscape Architect Landscape Architect Landscape Designer	Bettisworth North Bettisworth North Bettisworth North
	Van Le, AICP Taryn Oleson	Planner Planner/PI Coordinator	R&M R&M
	Beth Nordlund Andrew Mullins	Executive Director Project Manager	*APF *APF
	See also Sign In Sheet		

(*Anchorage Park Foundation)

Meeting Information

The public workshop was advertised to start at 5:30 p.m. Several attendees arrived early and spoke with the Project Team about the Park. The meeting was Workshop style with a formal presentation.

The room was set up to allow for free movement of attendees with easels displaying aerial imagery of Muldoon Town Square park site and the surrounding area, and ten round tables with workshop materials that included an aerial map of the park site, handouts, markers and paper (see attached graphics).

A welcome table with sign-in sheets, handouts and refreshments was set up near the entrance of Begich Middle School's multi-purpose room. A second table was set up nearby with comment forms and a box for attendees to sit and submit written comments.

The following handouts were available to meeting attendees:

- Meeting Agenda and Park History Handout
- Aerial Maps
- Power of 10 Activities Handout

Workshop

The public workshop began with a presentation given by Steve Rafuse, Jonny Hayes and Van Le. The presentation covered the public process and purpose of the workshop, the history of development in the Muldoon area, and the history and existing conditions of the park parcel. Van led the large group through a brief Visioning exercise where attendees were encouraged to contribute their thoughts on what the Muldoon Town Square Park should be like in 20 years. Taryn Oleson recorded ideas as they were stated on large post-it notes which were then attached to a wall for review and reference throughout the rest of the workshop.

The following comments were gathered during the Visioning exercise:



- Community Gardens
- Trail by creek
- Off-leash dog park
- Universal access
- Playground
- Picnic areas
- Skateboard park
- Ice-skating rink
- North-South trail connection
- Community Center/Library
- Zip-line
- Separated pedestrian pathways (pedestrian-bike separation)
- Sense of freedom – a quiet, restful place
- Iconic Structure
- BBQ areas that are lighted for night-time use

- Multi-family gathering area
- Fire pits
- Neighborhood transition buffer
- Farmer's Market location
- Parking
- Caretaker's cabin/RV spot
- Boulder wall (rock climbing)
- Bridge connecting other parks (Windsong)
- Safe pedestrian access across Muldoon to park
- Chalet with running water and electricity for winter use
- Cross-country ski trails
- Amphitheatre
- Pump track

Following the large-group visioning exercise, attendees broke into small groups at their tables and worked through the Power of 10 Activity. A facilitator was present at each table to assist. Each group was tasked with coming up with ten short term "Clean and Green" things that they would do to improve the park right away without too much expense. They were then asked to share ten long-term "Dream Big" improvements for the park that would have greater impacts for the highest number of users. Each group wrote down their top three priorities on large post-it notes and reported their back to the whole group.



The following are the priorities reported by the small breakout groups:

1. Main gathering area- possibly a structure such as a pavilion
2. Destination viewpoint looking at the Chugach mountains
3. Community Gardens

1. Geocaching and orienteering activities
2. Farmer's Market
3. Community Gardens

1. Parking, access and lighting
2. Trails with bridges and signage (directional and educational) for improved connectivity

3. Formalized covered space for events such as the Muldoon Farmers Market
4. Place for families such as a playground or benches for picnics

1. Toilets
2. Walking trails with foot bridges over the creek
3. RV Camper spot for park host
4. Re-grade and remove existing fill to create views into the park
5. Bring Farmer's Market

1. Keep it natural- preserve waterway health, connectivity for wildlife, limit light pollution
2. Access – provide meandering pathways and trails along waterways, connect to Windsong, Boston St, Cross point Loop, Early View Drive, Muldoon
3. For Children – provide playground in front/central area, destination playgrounds, basketball, other opportunities, conservation education

1. Destination Park – builds on park's history with destination green house, make people transition from orientating themselves with "How far from the Curve?" to "How far from the Park?"
2. Meeting or gathering space – possibly for farmer's market
3. Trails, paved and unpaved for separated users and year-round activities with access to north and south connections
4. Safe and comfortable way across Muldoon to access the park

The workshop concluded after the small group presentations. Power of 10 Activity worksheets that individuals or groups filled out during the workshop were collected by the facilitators and submitted as a comment form. The results of the Power of 10 worksheets are summarized below. The meeting ended at the scheduled time of 7:30 PM.

Submitted Handwritten Comments:

The meeting attendees offered the following written comments through the Power of 10 Activity Handout:

Short Term: "Clean and Green"

Trails and Pathways

- Multi-use pathways and trails for use year-round (bike, hike, cross-country ski, etc.)
- Separated facilities for walkers and bikers
- Natural trails
- Trails along the creek with benches, foot bridges, and salmon viewing opportunities
- Connections to the community and other trails
 - Connection along JBER and to existing North-South trails
 - Adjacent neighborhoods and Windsong Park

Viewpoint of Chugach Mountains

- Area with benches to stargaze and watch aurora
- Distinct area with good signage to direct users here

Access and Connections

- Multiple access points including connection through Windsong Park and adjacent neighborhoods – foot bridges from Early View, Windsong and from front of the park
- Handicap accessible and accessible for all ages
- Locate anticipated popular pedestrian uses closer to Muldoon Road so people do not have to walk longer distances or across parking lots to get to activities
- Safe non-motorized crossing across Muldoon
- Purchase of the Muldoon Estates parcel and area of 14th Street to provide parking and access

Parking

- Multiple parking areas and access points for adjacent community and “external” community
- Use existing parking area in the adjacent mall and Muldoon Community Center/Library
- Lighted parking areas for safety
- Discourage street parking in adjacent neighborhoods for park access

Lighting

- Lighting is needed for safety reasons and to deter unwanted activities
- Trails and parking areas should be lighted

Park Activity Areas

- Children’s Park/play-area/playground
 - Easily accessible from the Boy’s and Girl’s Club, Library, and adjacent residential areas
 - Destination playground similar to Russian Jack park
- Ice-skating Rink
- Sledding Hill
- Skateboard Park
- Bouldering wall (rock climbing)
- Orienteering Activities and Geocache
- Community Gardens
- Arboretum
- Dog Park which is fenced in
- Fire pits, BBQ grills, and hot coal dump bins

Pavilions and Gathering Areas

- Farmer’s Market Location – sheltered or unsheltered
- Picnic Shelters
- Gazebos in eastern half of parcel
- Picnic areas (sheltered or unsheltered) with grills
- Restrooms or pit toilets

Iconic Structure

- Located near the old greenhouse location
- Muldoon logo made of flowers and vegetation
- Pavilion or chalet

Environment and Sustainability

- Education opportunities
- Interpretive signs/panels and artwork
- Keep the park natural with wooded areas – resist overbuilding to maintain green space and quiet
- Add landscaping
- Bird watching and berry picking opportunities to be maintained
- Clear brush and ground vegetation to open sightlines for security and safety
- Build Park with sustainable design and materials, trying to use materials already on-site
- Enhance creek fishing and fish viewing opportunities
- Bear-safe waste disposal containers and dog waste disposal bags

Public Art

- Educational interpretive panels
- Take advantage of homestead site for history education
- Alaska Native Heritage Center- incorporate Athabascan culture into iconography of Park

Long Term: “Dream Big”

- Safe crossing of Muldoon to get to the park - pedestrian overpass like on 36th Ave.
- Apple orchard or something similar
- Covered pavilions with fire pits
- Chalet for year-round use with running water, electricity, and restrooms large enough to accommodate multiple families
- Amphitheater
- Farmers Market location with shelters for vendors
- Chester Creek overlooks
- Culture Aspect
 - Dedicate something to Mann Leiser
 - Alaska Native Culture
- All-inclusive playground
- Fenced dog park
- Volleyball courts
- Putting green (golf)
- RV camper spot for a park caretaker
- Zip line – similar to Ocean View Park
- Bike trail loop system that could bring sled dogs to the area and connect to other events like Fur Rondy, Mayor’s Marathon, etc.
- DeBarr Road extension to access parking for park

Some comments received specifically stated Park activities, land uses, or qualities they did not want to have as part of the Muldoon Town Square Park, including:

- Community Gardens- too much space is required, produces waste, and requires management and enforcement
- Dog Park – waste is a concern, not family friendly and has noise concerns
- Do not extend Debarr Road
- No sports fields or facilities – noise generators

The Power of 10 Activities worksheet included a question asking what Partners could help realize their vision with a simple question asking attendees “Who else could make the improvements to Muldoon Town Square Park a reality?” The answers that were recorded on the worksheets included:

- Alaska Native Heritage Center
- Contractors, building supply stores, etc. donating their time and resources
- Public volunteers like community groups to clear out and help with construction
- Rasmussen Foundation
- Legislators (apply pressure)
- Anchorage Park Foundation
- Cook Inlet Housing Authority or Regional Corp
- Donations from oil companies

Attachments

- a. Sign in sheet (*Available by Request*)
- b. Meeting Agenda and Park History Handout
- c. Power of 10 Activities Handout

**Agency Coordination Meeting Summary**

Project Number:	2320.01 (R&M)		
Project Title:	MOA Parks and Recreation Muldoon Town Square Park Master Plan		
Subject:	Muldoon Town Square Park Master Plan Agency Coordination Meeting		
Author:	Van Le, AICP - R&M Consultants, Inc.		
Meeting Location:	MOA Planning Conference Room 170		
Meeting Date:	Thursday, October 22, 2015		
Meeting Outreach:	Agency Email Invitation by Parks and Recreation Department		
Meeting Materials:	PowerPoint Presentation, Aerial Maps, Agenda		
Distribution Date:	<i>Internal Review Version – Public Distribution TBD</i>		
Meeting Attendance:	21 Attendees (sign in)		
Attendees:	Steve Rafuse Taylor Keegan Jonny Hayes, ASLA Van Le, AICP	Project Manager Park Planner Landscape Architect Planner	MOA Parks &Rec MOA Parks &Rec Bettisworth North R&M Consultants
	Nickel LaFleur Dave Ulmer Stu Grenier Genevieve Holubik Kendra Kloster Jerrienne Lowther	Park Committee Park Committee Park Committee/NECC Park Committee Park Committee Park Committee	
	Jeff Urbanus Vivian Underwood	MOA Watershed Mgmt. MOA AMATS Transportation Planning	
	Lori Schanche	MOA Non-Motorized Transportation	
	Russell Oswald, PE Jennifer Noffke Francis McLaughlin	MOA PM&E MOA PM&E MOA Planning	

Stephanie Mormilo	MOA Traffic Engineer
Randy Bergt	MOA Transit
Sharon Ferguson	MOA Planning
Scott Thomas, PE	DOT Traffic Engineer
Jonathon Knowles	DOT Traffic

See also Sign In Sheet

Meeting Summary

The Agency Coordination meeting was programmed to start at 2:30 p.m.

Jonny began the meeting by introducing the project team. Introductions for all attendees and representative organizations followed. Jonny provided a project overview using a PowerPoint presentation. Topics covered included:

- Park History
- Project Schedule
- Site information including photographs of the existing park and Chester Creek realignment project
- Design Alternatives summary from the Park Committee work last week
- Discussion/Issues Topics

The following handouts were available to meeting attendees:

- Power of 10 Activities Summary from Begich Middle School Students
- Design Charrette Concepts Summary for 4 Alternatives developed at the Park Committee Design Charrette on October 13, 2015.

Discussion and Questions

Parking and Vehicular Access into the Park

- See also On-Street Parking along Debarr below.
- Parking requirements will depend on activities and uses programmed for the Park.
- Farmer's Market is vehicle/driving/transporting intensive and may require 100-150 parking spots

14th Avenue Right-of-Way

- 14th Ave currently has 55 feet of right-of-way
- Potential access to the Park from the south
- Need to provide parking
- Need to provide a crossing over Chester Creek, potentially pedestrian only

- Angled on-street parking is typically not permitted within MOA right-of-way
- Street maintenance will not support a hammerhead dead end configuration along 14th Ave as they cannot plow snow
- Need to determine what cul-de-sac width is

Debarr Extension

- Is identified in the Official Streets and Highways Plan 2014, but it is not on a prioritized list of projects that will be funded and completed in the next 20 years or beyond.
- Chester Creek realignment is partially within the Debarr ROW, grade issues as Debarr approaches Boston Street.
- Access to Park will need to be on Boston Street or off Muldoon Road
- NECC wants Debarr Road vacated but some residents want it to be extended for access into the Park and to the neighborhood.

On-Street Parking along Debarr Road (Boston Street to Cross Pointe Loop)

- Insufficient right-of-way to allow on-street parallel or angled parking on one side of roadway.
- Currently on-street parking is prohibited with No Parking Signs posted along the south side of Debarr between Boston and Cross Pointe Loop.

Access from Muldoon

- Currently 30,000 vehicles use Muldoon Road daily
- Moving 30,000 vehicles per day on one roadway requires limiting new conflicts and managing existing conflicts to traffic flow such as direct access off of Muldoon
- DOT's policy is to allow right in, right out only access for parcels adjacent to Muldoon Road.
- Additional development along Muldoon Road within the vicinity of the Park will require more access management in the near term (5-6 years)
- Within 5-6 years, Muldoon Road will need median placement for access management.
- Median project is not yet budgeted or programmed.
- **Debarr Road and Muldoon Intersection:**
 - DOT would not support extending Debarr Road east just for 10 parking spots
 - Changing the intersection there for a 4th leg would also mean a huge public investment for an anticipated fewer than several thousand cars that would use that extension (if it were extended).
 - Adding a 4th leg at the intersection would mean increased delay at that intersection which is already significant. The additional delay would mean delays at other locations along Muldoon Road.
 - Intersection investment could cost approximately \$2 million, just for intersection upgrades to allow for that 4th leg for park access.

- If a future extension of Debarr Road continues to Boston Street (and does not just end at the Mall), could potentially be a much larger and more expensive investment.
- A Traffic Impact Analysis (TIA) will be required to determine if that 4th leg (Debarr Extension) is warranted.
- DOT prefers that nearby, existing signalized intersections be used first before creating new ones.

Bike and Pedestrian Connections

- Trails need to be set back from the creek a minimum of 15 feet if they are soft, unpaved trails
- Trails built at-grade are ok in the floodplain
- Boardwalk trails are also ok
- Trail along east boundary of Park along JBER is proposed in the Trails Master Plan; however, no further planning is underway at this time.
- Pedestrian links needed from Windsong Park and neighborhood to the south of the Park

Access to Transit

- **Short term:** Transit is moving its existing Fred Meyer's stop to Debarr Road
- **Long-term:** new transfer/transit hub facility for the Muldoon area

Park Development and Compatibility with Chester Creek and Wetlands

- Creek alignment into the Debarr ROW was the Army Corps of Engineer's decision
- Creek not showing on the Alternatives Summary graphic in its correct position. Chester Creek alignment is within the Debarr right-of-way.
- Fish and Game does not need Parkland for Chester Creek for flood overflow area.

"Town Center" development and the Park's Role

- Town Center as depicted in Anchorage 2020 Comprehensive Plan has not materialized especially with Big Box store development in the area versus mixed use buildings and a more walkable area.

Future Park and Road Maintenance

- Vehicular access for maintenance of trash cans, restrooms (if any) and trails is important.
- Snow removal of parking needs maneuvering room for plow vehicles.

Zoning & Platting

- New Title 21 Land Use Code
- If Community Use Park, then Planning and Zoning Commission Review/Approval is required

- Need to research Plat notes to see what restrictions or conditions are placed on the parcels
- B3SL and R2M Zoning Districts permit Parks but the actual uses will determine what level of service will be required for parking etc.

Schedule and Funding

- Aggressive schedule to meet deadline to be able to spend state grant funding on capital improvements by June 2016.
- Plan needs to be drafted by December 2015 and approved by the Planning and Zoning Commission by April 2016.
- Parks and Recreation has \$1 Million until June 2016 (state grant) and another \$500k for park improvements.
- After Master Plan is adopted, the Park can apply for Rasmuson Challenge Grants through the Anchorage Park Foundation.

Activities and Park Uses

- *Will farmer's market be permanent year round structure or seasonal?*
 - Seasonal farmer's market
- *What active recreation activities are planned? Basketball, soccer, football?*
 - Begich Middle School is a ¼ mile away and meets the needs for active recreation facilities
- Uses will determine how much on-site parking is required.

Site Development

- As site is developed, changes in drainage will need to be addressed

Attachments

- a. Sign in sheet
- b. Meeting Agenda



Public Workshop #2 Summary

Project Number:	2320.01 (R&M)		
Project Title:	MOA Parks and Recreation Muldoon Town Square Park Master Plan		
Subject:	Muldoon Town Square Park Master Plan Public Workshop #2		
Author:	Van Le, AICP & Taryn Oleson, R&M Consultants, Inc.		
Meeting Location:	ASD Begich Middle School, Multi-Purpose Room		
Meeting Date:	Wednesday, November 4 th , 2015		
Meeting Outreach:	Parks And Recreation Department Outreach		
Meeting Materials:	Meeting Agenda and Park History Handout, Public Workshop 1 Draft Vision Statement, Design Alternative Exercise materials		
Distribution Date:	<i>Internal Review Version – Public Distribution TBD</i>		
Meeting Attendance:	29 Attendees (sign in)		
Attendees:	Steve Rafuse	Project Manager	MOA Parks &Rec
	Taylor Keegan	Park Planner	MOA Parks & Rec
	Jonny Hayes, ASLA	Landscape Architect	Bettisworth North
	Van Le, AICP	Planner	R&M
	Taryn Oleson	Planner/PI Coordinator	R&M
	See also Sign In Sheet		

Meeting Information

The public workshop was advertised to start at 5:30 p.m. Several attendees arrived early and spoke with the Project Team about the Park. The meeting was Workshop style with a formal presentation at the beginning of the meeting. The room was set up to allow for free movement of attendees with easels displaying aerial imagery of Muldoon Town Square park site, online survey results, and products from the first public workshop and Parks Committee Design Charrette. Ten round tables were set up with workshop materials including agenda and draft vision statement handouts, a marker and large post-it paper (see attached graphics).

A welcome table with sign-in sheets, handouts and a comment box was set up near the entrance of Begich Middle School's multi-purpose room. Refreshments and a kids' coloring station were also available near the entrance to the room.

The following handouts were available to meeting attendees:

- Meeting Agenda and Park History Handout
- Public Planning Workshop 1 Draft Vision Statement
- Design Alternatives Exercise Handout

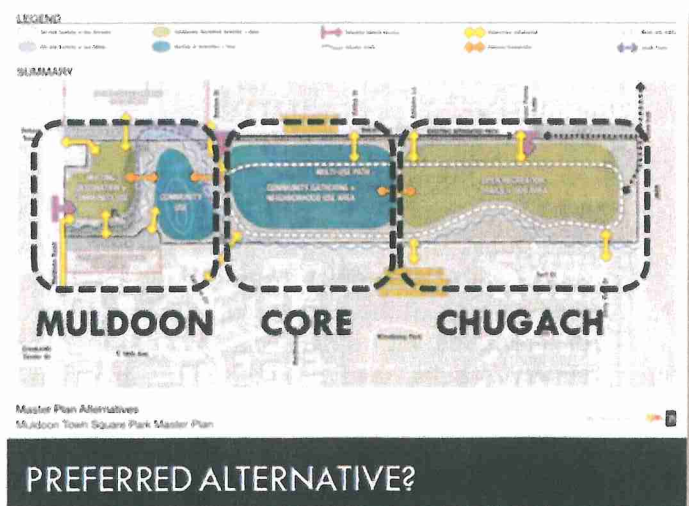
Workshop

The public workshop began with a presentation given by Steve Rafuse, Jonny Hayes and Van Le. The presentation included the public process and purpose of the workshop, the project timeline, existing conditions, and the results of public involvement to date. Van discussed the draft vision statement that was produced from the results of the first public planning workshop and requested attendees to record and submit any changes they would like to make to the vision statement.



Steve presented the results of the online survey, as of Monday, November 2nd, 2015, that included individual's identified priorities and modes of travel to the park. Jonny then presented the results of the Parks Committee Design Charrette and Agency Coordination meeting and how those meetings shaped the design alternatives this workshop will be using. The public workshop exercise was then explained as Taryn and Van handed out folders containing design alternatives for the exercise.

The design exercise identified distinct alternatives for three main sections of the park: the western Muldoon Road frontage segment (simply titled "*Muldoon*"), the far eastern part of the park ("*Chugach*"), and the center area of the park ("*Core*"). Each section of the park had four alternatives, for a total of 12 different design pieces. Jonny presented each of the alternatives, providing more detailed explanation for each of the four Muldoon segment alternatives to introduce the concepts and describe common key attributes. Following the presentation, attendees formed groups and were tasked with taking the 12 design segments and designing their preferred alternative, consisting of one Muldoon,



Core, and Chugach segment stitched together to create an preferred master plan alternative. Members of the project team served as facilitators and were readily available to answer questions as they arose.

Any amendments to a segment of their preferred alternative were recorded on large blue post-its available at each table graphically made on the workshop alternatives themselves. The workshop exercise lasted about 40 minutes. Following the exercise, a representative from each table came forward to show and explain their group's preferred alternative, including any amendments or clarifications to everyone in attendance. As they presented, Jonny recorded the three chosen segments for each preferred alternative.

The workshop concluded after the group presentations. Notes recorded on the preferred alternatives and the draft vision statement edits were collected. The results of the design exercise are summarized below. The meeting ended at the scheduled time of 7:30 PM.



Design Exercise Result:

Preferred Alternatives by Segment

Table/Group	Selected Segment Alternative		
	Muldoon	Core	Chugach
A	2.0	2.0	1.0
B	2.0	2.0	3.0
C	2.0	4.0	4.0
D	2.0	1.0	1.0
E	4.0	1.0	4.0
F	2.0	2.0	2.0

Each preferred alternative generated presented minor modifications to the designs presented, including:

Table "A" notes:

- Muldoon 2
 - Vacant northwest parcel could be a library
 - Like temporary parking
 - Would like safe stream access from parking
 - Play area – should have edge (depression or fence) that promotes safety
 - Amphitheater – may not be needed or need to ensure use first
- Core 2
 - Restrooms

- Dog park with parking access
- More parking
- Playground closer to the community gardens
- Chugach 1
 - Windsong access
 - Open play environment (without actual structure)

Table "B" notes:

- Muldoon 2
 - Add a sledding hill
 - Pedestrian overpass to cross Muldoon Road
 - Ask the owner of the small vacant northwest parcel to donate the land for a tax write-off
 - Buy the property south of 14th avenue for parking
- Core 2
 - Make parking lot smaller – 50 cars is plenty large
 - Add an orchard or arboretum east of the picnic and play area
- Chugach 3
 - Add fenced dog park to open space

Table "C" notes:

- Muldoon 2
 - Add pavilion feature shown in Muldoon 1
- Core 4
 - Add dog park near community garden
 - Add additional access to Windsong Park
- Chugach 4
 - Add additional access to Windsong
- General suggestion
 - Add volleyball courts
 - Right turn lane off Muldoon Road if possible into park
 - Protected left turn lane off Muldoon Road into the park
 - No tennis

Table "D" notes:

- Muldoon 2
 - Increase distance between parking (impervious surfaces) and the creek to maintain stream health
 - No amphitheater
 - Nature walk through the hill/trails with interpretive signs
 - No sledding hill
 - If parking is not needed in the frontage, put some picnic tables along the creek or other things to celebrate the creek
- Chugach 1
 - Remove parking in rear parcel

Table "E" notes:

- Core 1

- Remove the pump track
- Relocate community gardens to the south side of the parcel for more direct sunlight
- Chugach 4
 - Add connections/access to Windsong park and neighborhood as is shown in the Chugach 3 alternative

Table "F" notes:

- Core 2
 - Add pump track west of the picnic areas and rock wall/play area
- Chugach 2
 - Move dog park farther west so it's between the Core and Chugach areas
 - Have open area be larger to include where dog park was originally shown
 - Add 25-40 stalls of parking along Debarr Road/park boundary east of the Cross Point/Debarr intersection

Submitted Draft Vision Statement Comments:

The meeting attendees offered the following written comments on the Public Planning Workshop 1 Draft Vision Statement:

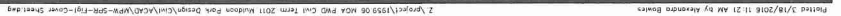
"Muldoon Town Square Park is a gathering place and destination for East Anchorage and the greater community where families and people of all ages and abilities can access and participate in healthy park activities in a safe, clean and comfortable environment in a unique and beautiful setting."

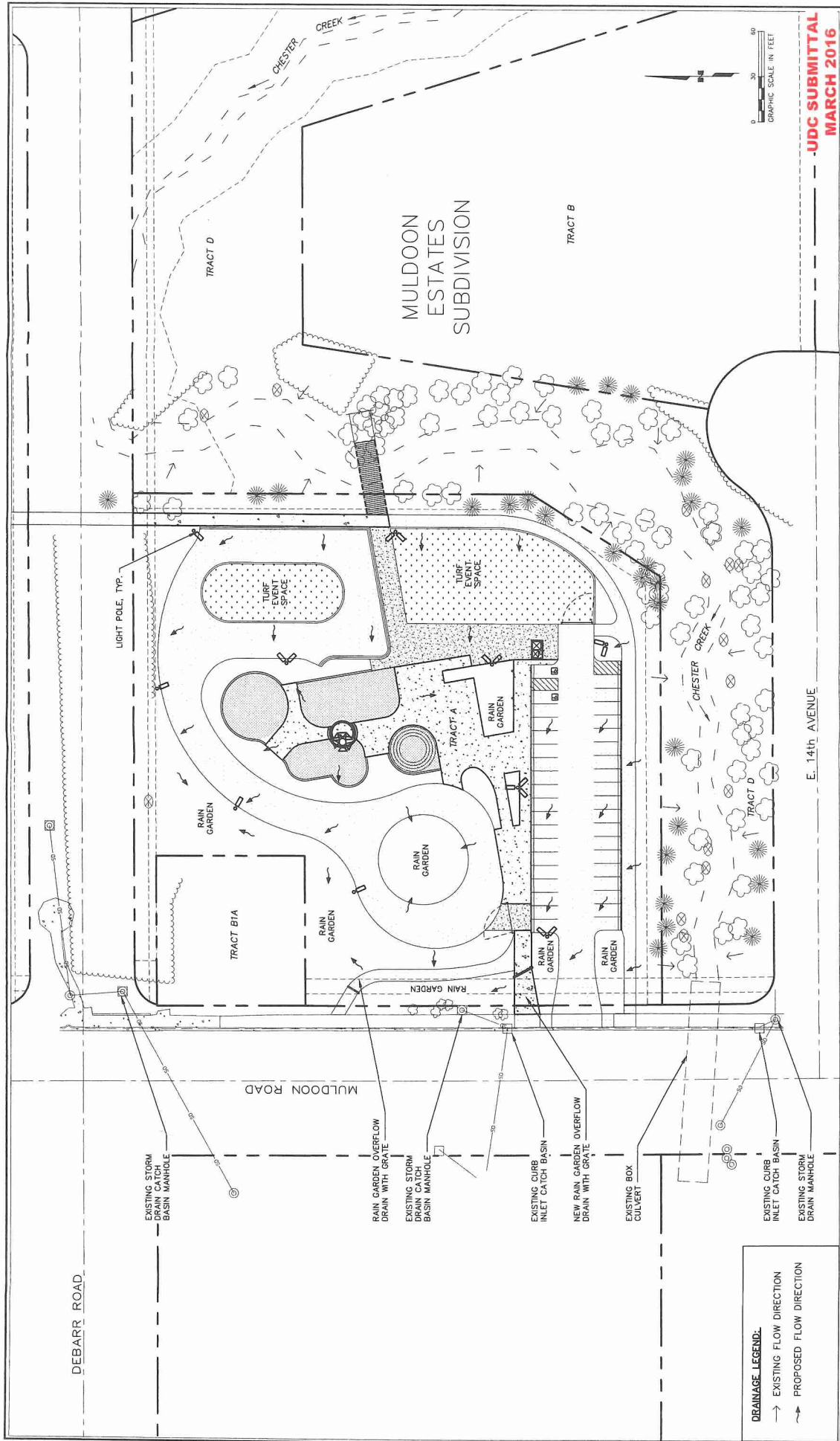
- Replace "East Anchorage" with "the community of Muldoon and East Anchorage at large..."
- Add something that emphasizes the natural setting and natural environment

Attachments

- a. Sign in sheet (*Available Upon Request*)
- b. Meeting Agenda and Park History Handout
- c. Public Planning Workshop 1 Draft Vision Statement
- d. Design Alternative Exercise materials
- e. Preferred Alternative Workshop Results, as presented

FIGURES

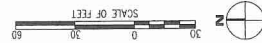


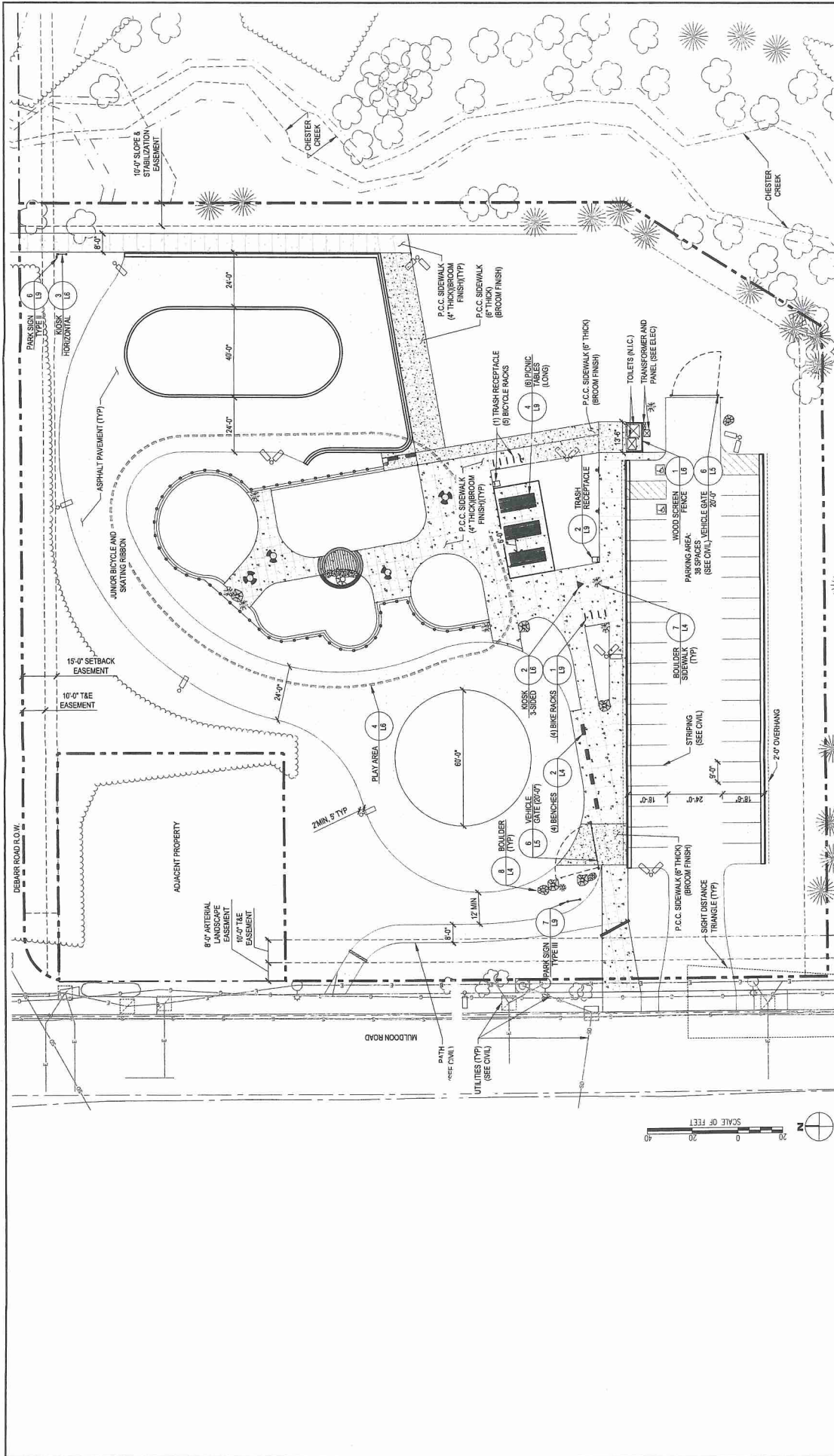


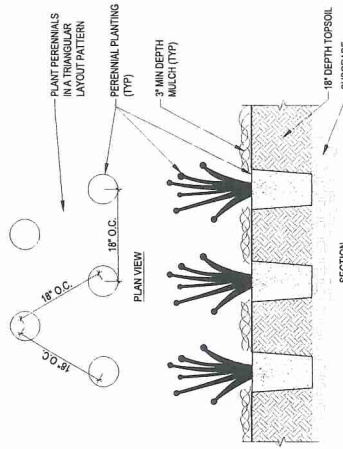
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MARCH 2016

PROJECT MANAGEMENT & ENGINEERING DEPARTMENT																				MULDOON TOWN SQUARE PARK PHASE 1										FIGURE 4: PROPOSED GRADING PLAN										HORIZ SCALE: 1"=30' DATE: 3/17/2016 GMD SW1411										SHEET 4 of 16																													
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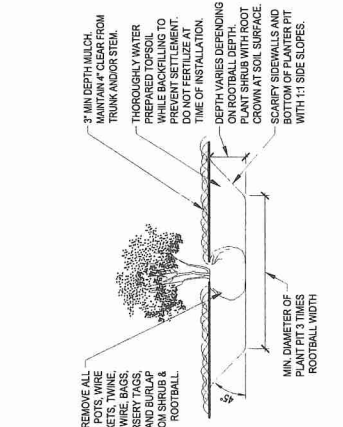
- 1) ALL DECIDUOUS TREE PLANTINGS TO RECEIVE MOOSE PROTECTION FENCING PER DETAIL 51.4
- 2) PIONIC TABLES, TRASH RECEPTACLES, AND BENCHES TO BE OWNER PROVIDED/CONTRACTOR INSTALLED
- 3) ALL PLANT MATERIAL TO BE NURSERY GROWN
- 4) ANY DISCREPANCY OF ANY DISCREPANCIES IN THE PLANS OR ON SITE, MODIFICATIONS AND/OR OMISSIONS, SHALL BE THE RESPONSIBILITY OF THE OWNER. NO ADDITIONAL HAS BEEN GRANTED BY OWNER'S REPRESENTATIVE.



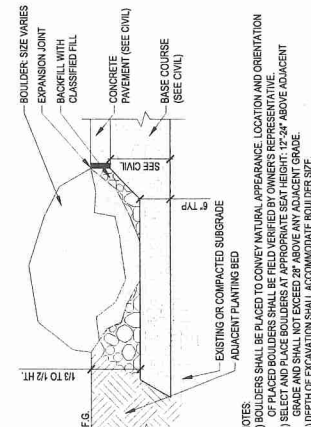
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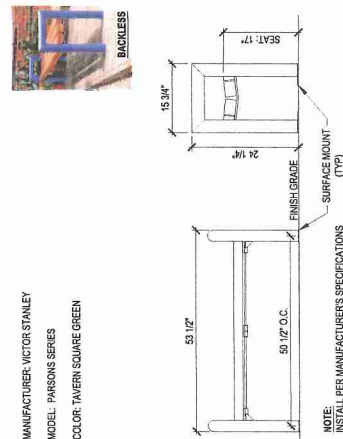
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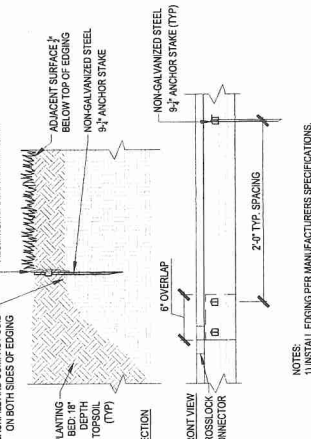
SHRUB PLANTING
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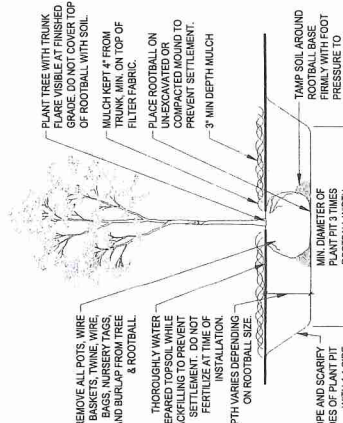
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6 L4 1" = 1'-0"



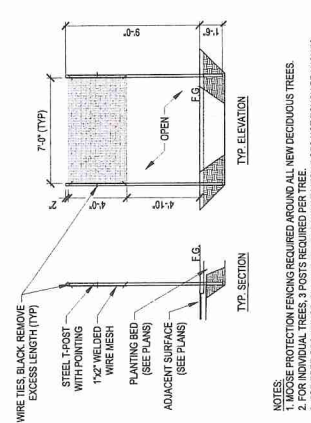
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LANDSCAPE EDGING
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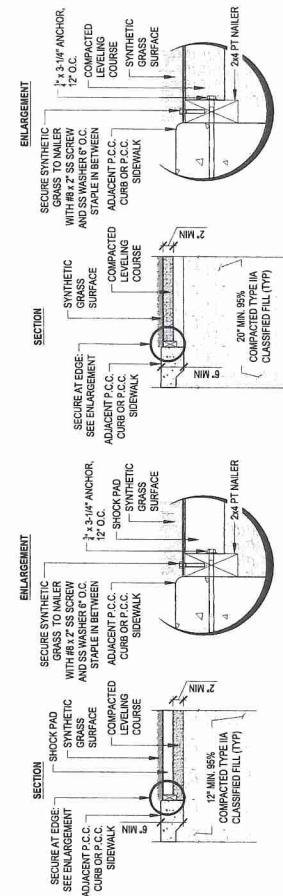


DECIDUOUS TREE PLANTING
1 L4 NTS



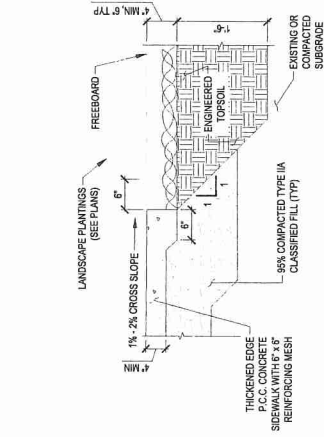
MOOSE PROTECTION FENCE
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PROJECT MANAGEMENT & ENGINEERING DEPARTMENT										MILDOON TOWN SQUARE PARK TRACT A PROJECT No. XX-XX LANDSCAPE DETAILS									
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PROJECT NO. 15-135										PROJECT NAME: MILDOON TOWN SQUARE PARK TRACT A LANDSCAPE DETAILS									
DATE: 3/02/2016 PROJ-SHA-44										SCALE: NTS SHEET 14									
PROJECT NO. 15-135										PROJECT NAME: MILDOON TOWN SQUARE PARK TRACT A LANDSCAPE DETAILS									
DATE: 3/02/2016 PROJ-SHA-44										SCALE: NTS SHEET 14									
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SYNTHETIC GRASS NOTES:
1) SYNTHETIC GRASS SURFACING SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS FOR VEHICLE TRAFFIC AND MANEUVERING

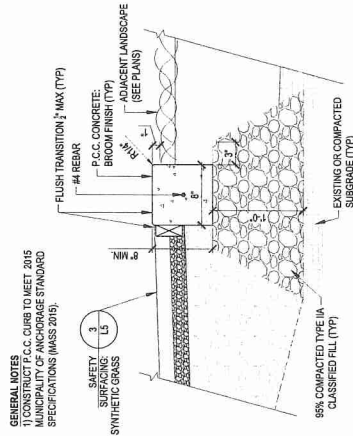
SYNTHETIC GRASS



SAFETY SURFACE NOTES:

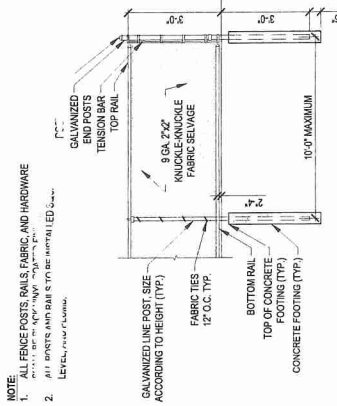
- 1) RESILIENT SURFACES SHALL BE INSTALLED TO MEET OR EXCEED CRITICAL FALL HEIGHTS FOR ALL EQUIPMENT IN THE USE ZONE.
- 2) EXTEND SAFETY SURFACING A MINIMUM OF 6" IN BOTH DIRECTIONS FROM EXTENTS OF USE ZONE.
- 3) CONFIRM LAYOUT MEETS REQUIRED EQUIPMENT USE ZONES PRIOR TO INSTALLATION.

SAFETY SURFACING: SYNTHETIC GRASS



GENERAL NOTES
1) CONSTRUCT P.C.C. CURB TO MEET 2015
MUNICIPALITY OF ANCHORAGE STANDARD
SPECIFICATIONS (MAY 2015).

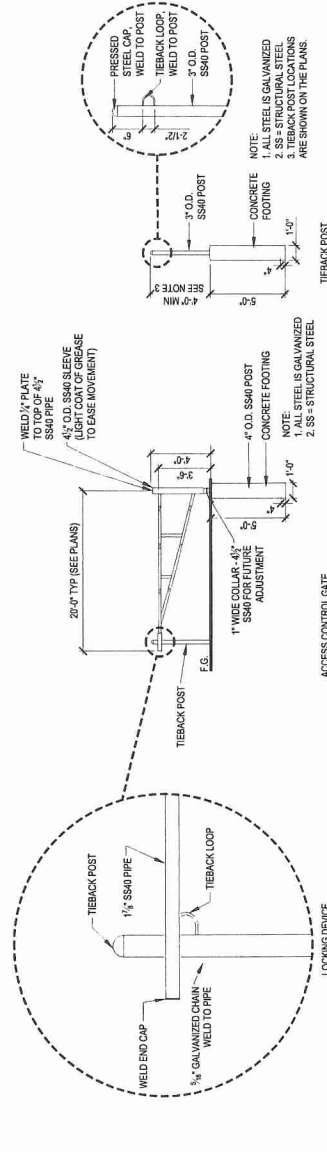
PLAY CURB



NOTE:

1. ALL FENCE POSTS, RAILS, FABRIC, AND HARDWARE MUST BE APPROVED BY THE ARCHITECT.
2. ALL POSTS AND RAILS TO BE INSTALLED SAME.

CHAINLINK FENCE



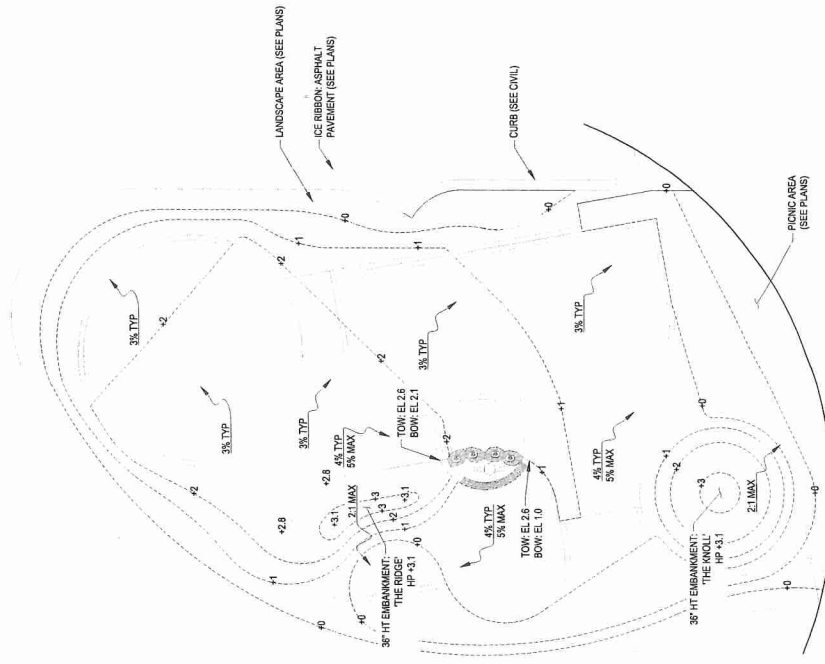
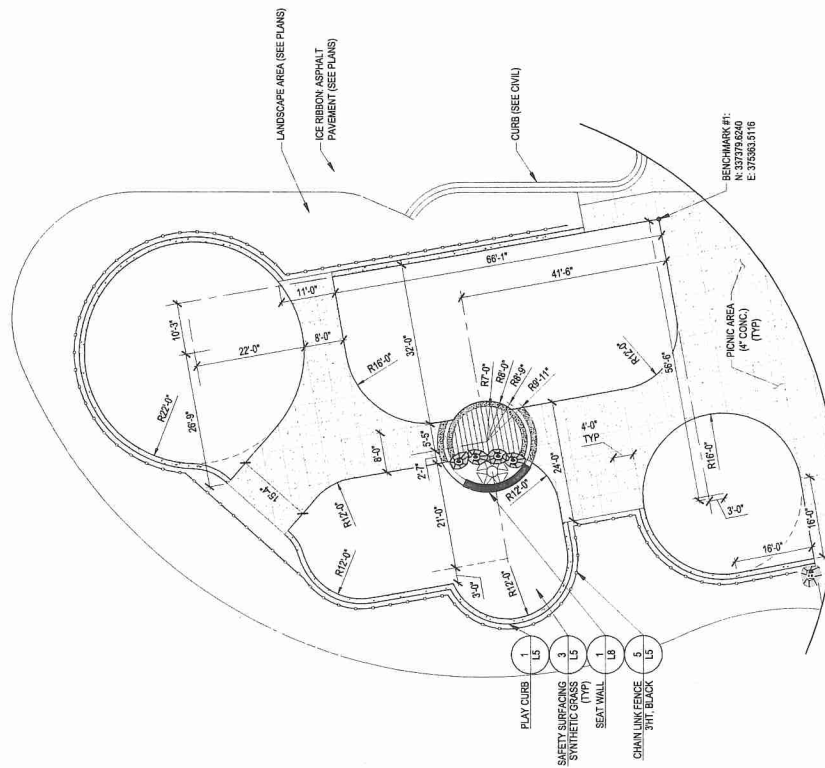
VEHICLE GATE

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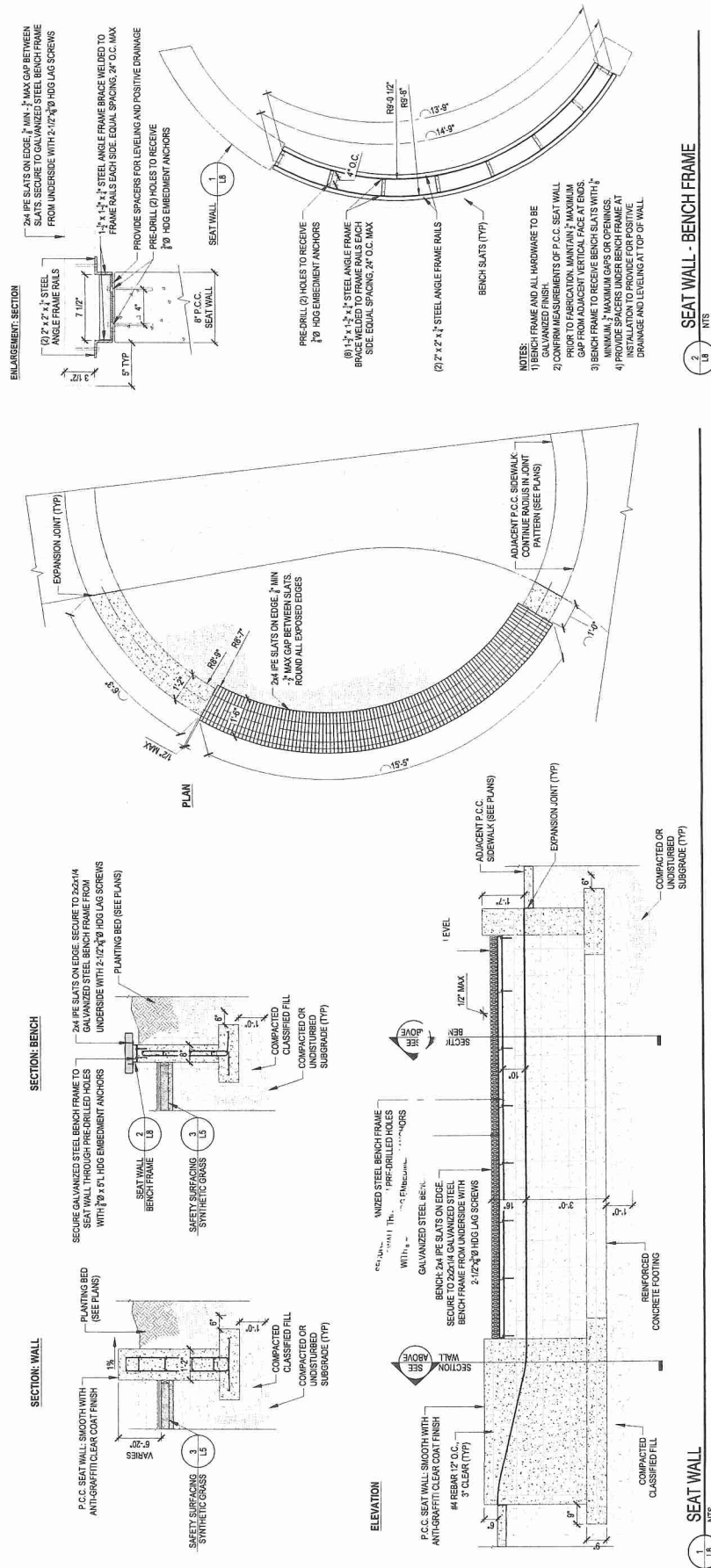


- (1) SPINNER (N) CLOSSES

 BETTISWORTH-HORN ENGINEERING INCORPORATED 10000 W. 10th Ave. Suite 100 Denver, CO 80231 (303) 751-8800 www.bettisworth-horn.com	 CITY OF DENVER	URBAN DESIGN COMMISSION APPLICATION	PROJECT MANAGEMENT & ENGINEERING DEPARTMENT	MULDOON TOWN SQUARE PARK PROJECT No. XX-XX LANDSCAPE DETAILS	DATE: 3/20/2012 (RD-3W144) SHEET 16 OF 10
SCALE: NTS POSTED	SCALE: NTS POSTED	SCALE: NTS POSTED	SCALE: NTS POSTED	SCALE: NTS POSTED	SCALE: NTS POSTED

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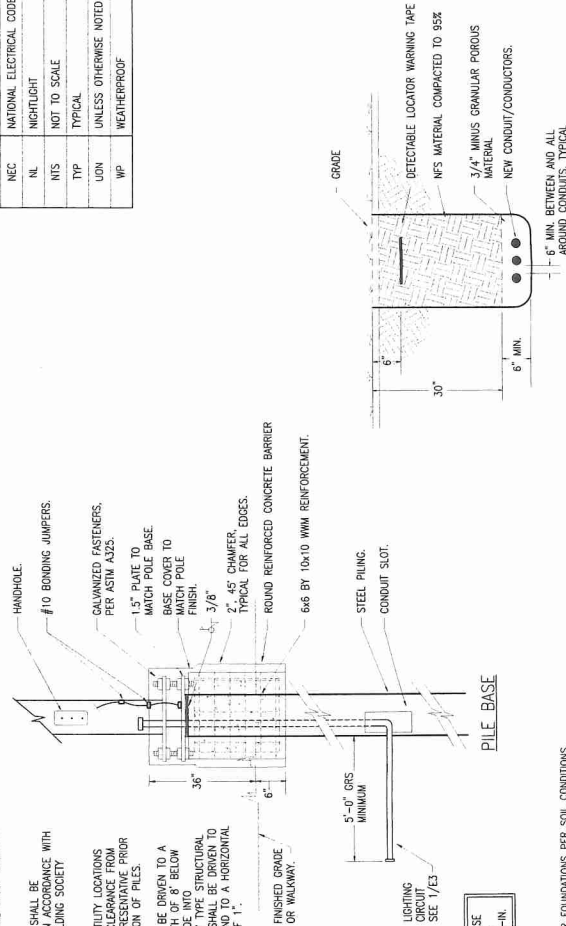
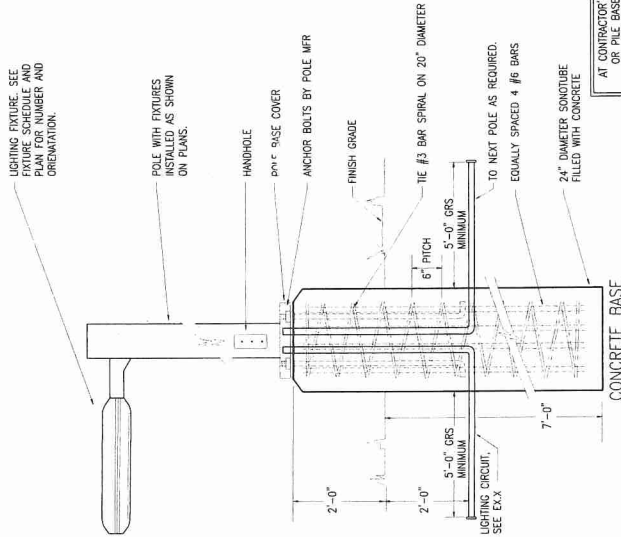
THE CONTRACTOR SHALL NOTIFY ALL AREA QUALITY TEMPERATURES PRIOR TO COMPLETION OF EXCAVATION. THE FOLLOWING IS A PARTIAL LIST:	
LOCATE CALL CENTER OF ALASKA	278-3121
1600 JONES AVE. SUITE 100, BILLYE AVENUE, ETCHEM, CO. NED. TRAFFIC SIGNALS, NEA TOWNSHIP, STREET)	
STATE STORM/STREET LIGHTS	333-2411
MILITARY PETROLEUM LINES	862-4112

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		BALLAST/DRIVER	100' INPUT WATTS
				TYPE	HEIGHT	LAMPS	
A	PARK	GARCO	ROUND LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION, 64 LIGHT, 5.500A DRIVER, BLACK FINISH.	POLE	20'	LED 150W 4000K	105
		FSFA-MFP-1-3-105A-6453					
		FSFSD-1-TP-BP	20" ROUND STRAIGHT STEEL POLE, BLACK FINISH. SAME AS TYPE 'A' EXCEPT DISTRIBUTION.	POLE	20'	LED 100W 4000K	105
A1	PARK	GARCO	ROUND LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION, 64 LIGHT, 5.500A DRIVER, BLACK FINISH.	POLE	20'	LED 100W 4000K	105
		FSFA-MFP-1-4-105A-6453					
		FSFSD-1-TP-BP					
B	PLAYGROUND	SELUX	LED FLOOD WIDE, ROUND BACK FIXTURE, 2-PECE DIE-CAST HOUSING, TEMPERED CLEAR GLASS LENS.	POLE	VARIES FROM 10'-25'	4,927LM 4000K	56
		F4GL-F40-386-158-40-BK-018-08-10-08					
			20" ROUND TAPEDED ALUMINUM POLE.				

	POLE MOUNTED AREA LIGHT - OUTDOORS, WEATHERPROOF
	FIXTURE TAG (LETTER INDICATES TYPE)
	CONDUIT, CONCEALED
	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)
	HOMOGENIZED TO PANEL (PANEL AND CIRCUIT NO.)
	PANEL
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
	DISCONNECT SWITCH
	IN GRADE EXTERIOR JUNCTION BOX
	NOTE TAG (NO INDICATES NOTE)
	ABOVE FINISHED GRADE
	CONDUIT
	CONDUIT ONLY
	DENOTES EMERGENCY POWER
	GROUND FAULT CIRCUIT INTERRUPTER
	GALVANIZED RIGID STEEL CONDUIT
	LIGHT EMITTING DIODE
	MAIN CIRCUIT BREAKER
	MAIN LUGS ONLY
	NATIONAL ELECTRICAL CODE
	NIGHTLIGHT
	NOT TO SCALE
	TYPICAL
	UNLESS OTHERWISE NOTED
	WEATHERPROOF

1. PILING SHALL BE STEEL, 7 INCH STD. ASTM A53 GR-B OR APPROVED EQUAL.

2. ALL STRUCTURAL STEEL SHALL BE ASTM A36.
3. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY D1.1-86.
4. VERIFY ALL UTILITY LOCATIONS AND OBTAIN CLEARANCE FROM UTILITIES REPRESENTATIVE PRIOR TO INSTALLATION OF PILES.
5. PILING SHALL BE DRIVEN TO A MINIMUM DEPTH OF 8' BELOW FINISHED GRADE INTO SANDY-ROCKY TYPE STRUCTURAL SOIL. PILING SHALL BE DRIVEN TO A VERTICAL AND TO A HORIZONTAL TOLERANCE OF 1".



NOTES:

COORDINATE WITH CIVIL FOR DEPTH OF CONCRETE BASE/PILING REQUIRED FOR FOUNDATIONS PER SOIL CONDITIONS.

NTS

NTS

FIELD BOOKS		IBM NO.	LOCATION	CONSTRUCTION RECORD	RECORD DATE
DESIGN					
DRAWN					
STAMP					
ASSEMBLY					
CONTRACTOR					
INSPECTOR					

ELEV.	DATA	SEAN RECORD BY	DATA	DATE	SAVAN RECORD BY
	BASE		TELEPHONE		
	TOPOGRAPHY		ELECTRIC		
	PROFILE		CABLE TV		
	SANITARY SEWER		QUANTITIES		
	RAIN SEWER		MUN. FINAL CHK.		
	WATER				
	GAS				

PLAN CHECK

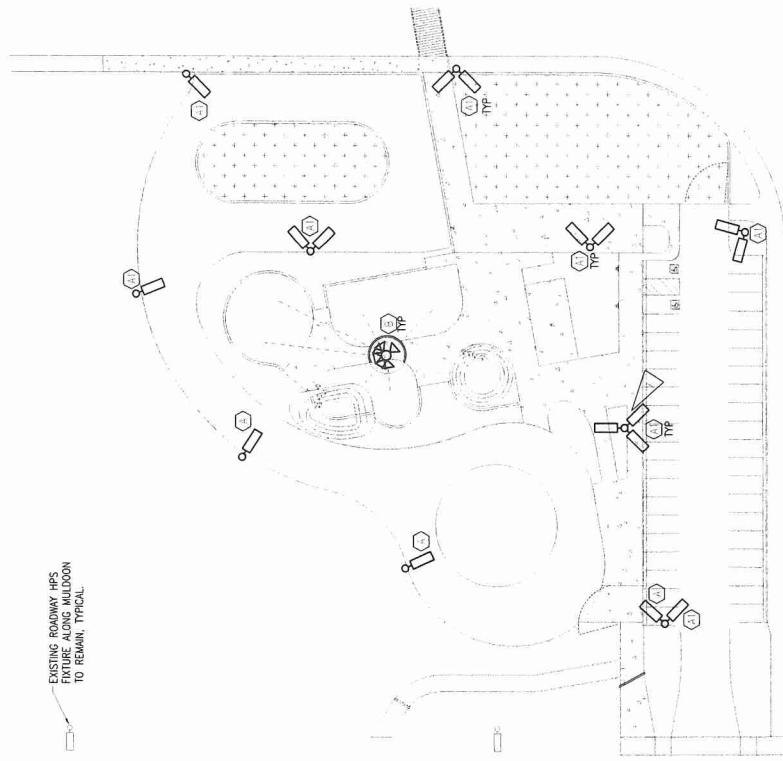
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R&M	RSA Mechanical and Electrical Consulting Engineers	CONSULTANT
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SEAL

PROJECT MANAGEMENT & ENGINEERING DEPARTMENT		MULDOON TOWN SQUARE PARK TRACT 1 AX-XX PROPOSED LEISURE FUTURE SCHEDULE AND DETAILS		SCALE: AS SHOWN	DATE: 3/02/2016 [SRD:SWH441]	SHEET E0.1	of 2
--	--	---	--	-----------------	------------------------------	------------	------



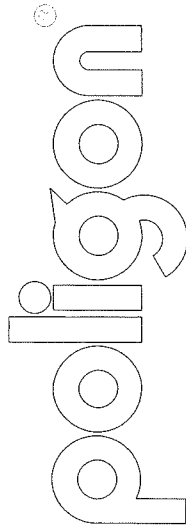
1 SITE PLAN
1" = 30'-0"

LARKIN LOT LIGHTING ANALYSIS

	$E_{\text{FOOTCAND}}^{\text{min}}$	$E_{\text{FOOTCAND}}^{\text{max}}$	$E_{\text{FOOTCAND}}^{\text{avg}}$
MINIMUM HORIZONTAL ILLUMINANCE: FOOT CANDLES	2.2 fc	4.7 fc	3.4 fc
UNIFORMITY RATIO: Max/Min	20:1	8.7:5	
MINIMUM VERTICAL ILLUMINANCE: FOOT CANDLES		1.1 fc	.3 fc

1. SEE 1/E0.1 FOR POLEBASE DETAIL TYPICAL.
2. SEE 2/E0.1 FOR TRENCH DETAIL TYPICAL.

[illegible]



PROJECT:	MULDOON PARK
LOCATION:	ANCHORAGE, AK
BUILDING TYPE:	WAVE 40X20
ROOF TYPE:	ASPHALT SHINGLES OVER T&G
BUILDING NUMBER:	13530
ORDER NUMBER:	56629

DRAWING LIST:

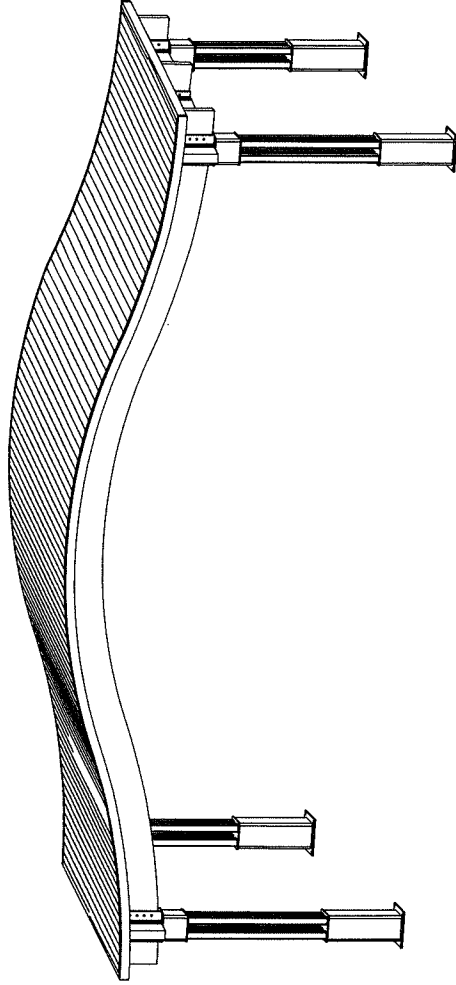
SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT
4	BASE PLATE STYLES
5	ELECTRICAL ACCESS AND CUTOUPS

FABRICATOR APPROVALS:
FABRICATED AND APPROVED BY:
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #SF06-0033
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14

CERTIFICATES:
MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 13-0813.16
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

MATERIALS:
DESCRIPTION
TUBE STEEL
SCHEDULE PIPE
RMT PIPE
PIPE COLD FORMED
STRUCTURAL STEEL PLATE
ROOF PANELS (STEEL)
ASTM DESIGNATION
A500 (GRADE B)
A53 (GRADE B)
A519
A3603 (GRADE 50)
A653

STOP!!
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USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY



GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO
ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON
MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS
STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE
DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY
REVISED.

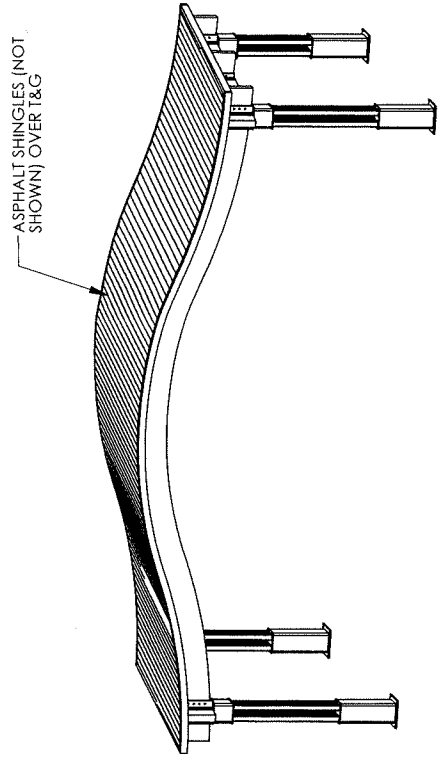
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED
ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE
WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE
HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST,
POLIGON MUST BE CONTACTED FOR POSSIBLE REVISIONS.
CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED
IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN
INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

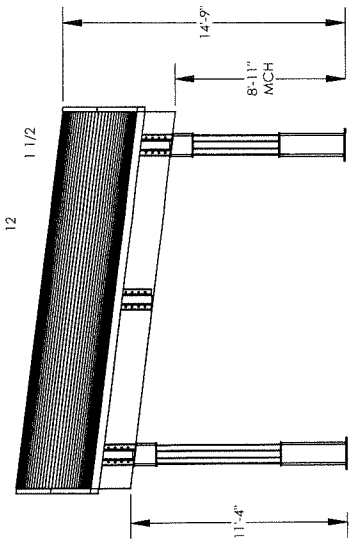
ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY
CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF
AWS D1.1 OR D1.3 AS REQUIRED.
PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED
FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR
POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS
RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE
ERECTOR HAVE FIELD EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

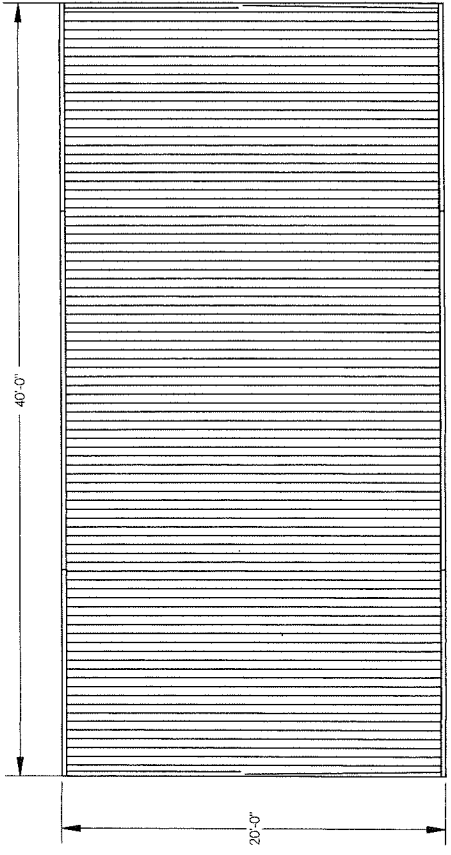
FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS
RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN
THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS
ERECTED.



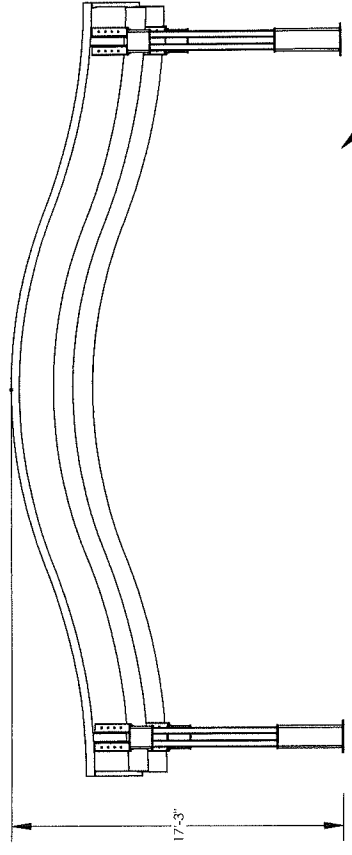
ISOMETRIC VIEW



SIDE VIEW



TOP VIEW



FRONT VIEW

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 ONLY

PROJECT: MULDOON PARK
ANCHORAGE, AK
DRAWING: STRUCTURAL FRAMING PLAN

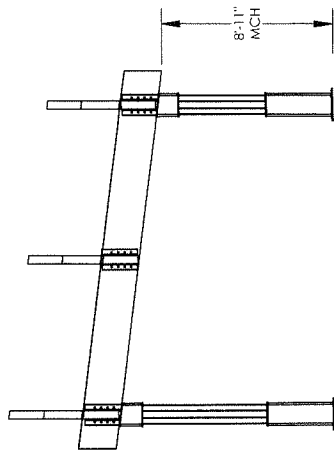
PRINT DATE: 3/9/2016
JOB NO: 13530
CAD MODEL: -E1-13530

DRAWN BY: betdue

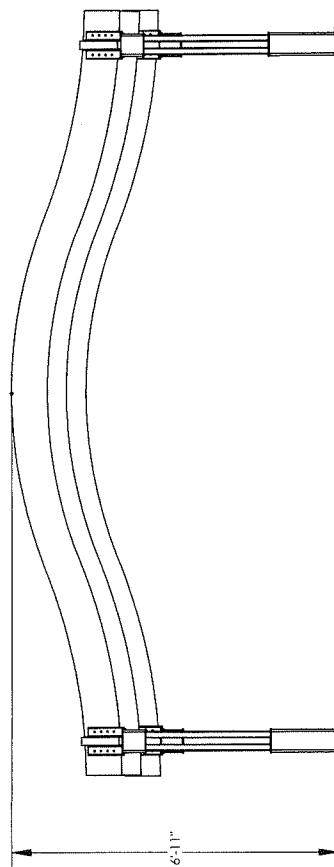
REVIEW: A
SCALE: 1:75

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by PORTERCORP

SIDE VIEW

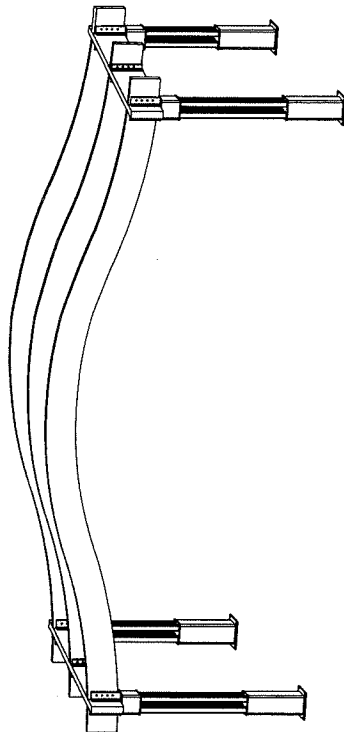


FRONT VIEW

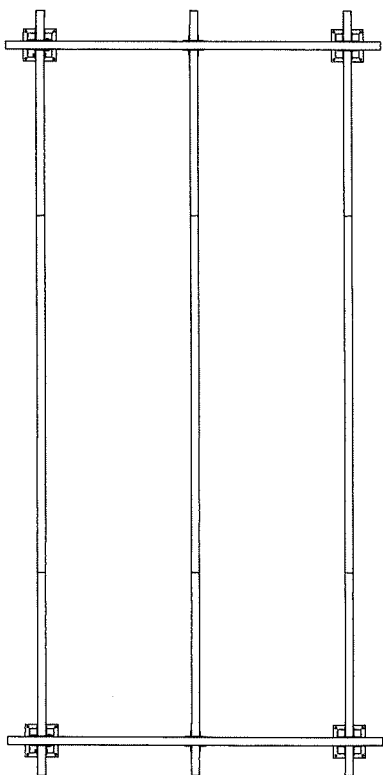


FINISH GRADE,
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.

ISOMETRIC VIEW



TOP VIEW



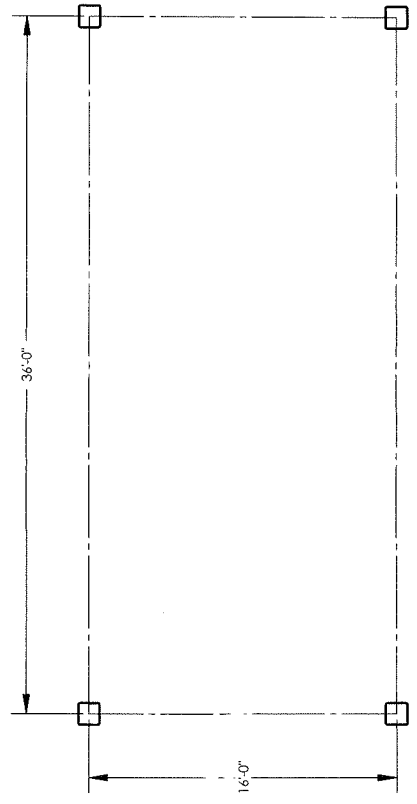
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ONLY

PROJECT: MULDOON PARK
PROJECT LOCATION: ANCHORAGE, AK
DRAWING: COLUMN LAYOUT

PRINT DATE: 3/9/2016
JOB NO: 13530
CAD MODEL: ~E1-13530

DRAWN BY: betdue
SCALE: 1:75
REV LEVEL: A

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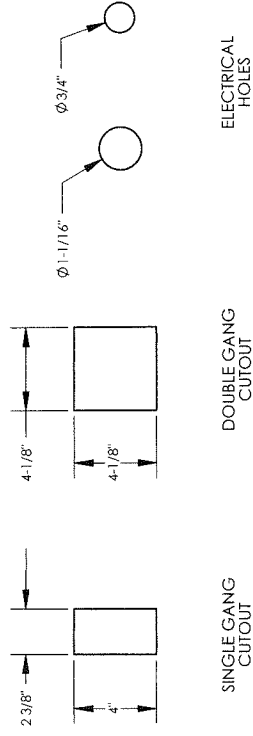
ELECTRICAL ACCESS AND CUTOUTS

- WHAT IS ELECTRICAL ACCESS?**
- A 1-1/8" Ø HOLES PROVIDED THROUGH COLUMN BASEPLATE.
 - 3/4" Ø HOLES ARE PROVIDED THROUGH CONNECTION PLATES TO ALLOW WIRE ACCESS UP INTO COMPRESSION TUBE/RING OR RIDGE BEAM.
 - ELECTRICAL ACCESS INTO ADDITIONAL MEMBERS IS AVAILABLE UPON REQUEST.

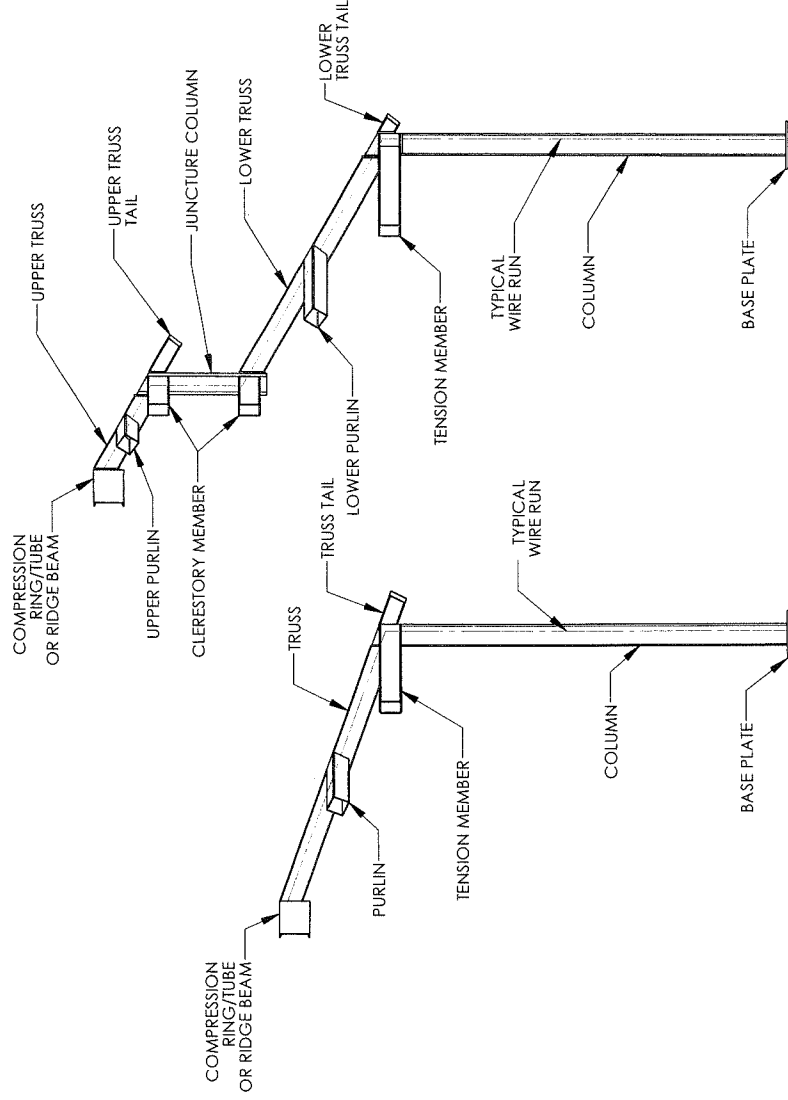
- WHAT ARE ELECTRICAL CUTOUTS?**
- ROUND HOLE OR RECTANGULAR CUTOUTS IN MEMBERS, REQUIRED FOR INSTALLATION OF ELECTRICAL FIXTURES OR WIRE ACCESS.
 - ALL CUTOUT REQUESTS MUST BE REVIEWED BY OUR ENGINEERING DEPARTMENT (THEIR PLACEMENT MAY AFFECT STRUCTURAL INTEGRITY).
 - POLYGON IS NOT RESPONSIBLE FOR UNAUTHORIZED CUTOUTS MADE IN THE FIELD. UNAUTHORIZED ELECTRICAL CUTOUTS MADE IN THE FIELD WILL VOID THE SHELTER'S WARRANTY.
 - TO ENSURE FLUSH MOUNTING OF AN ELECTRICAL FIXTURE, ROUND COLUMNS WILL BE EQUIPPED WITH A WELDED IN ENCLOSURE THAT ACCOMMODATES A STANDARD UL LISTED BOX.

- HOW TO COMMUNICATE CUTOUT REQUIREMENTS**
- WHEN ORDERING THE STRUCTURE, MARK UP THE SUBMITTAL DRAWINGS TO ACCURATELY COMMUNICATE CUTOUTS WITH EXACT DIMENSION(S) AND LOCATION(S).
 - IF THE SUBMITTAL SET IS NOT AVAILABLE, MARK UP THE SKETCHES ON THIS SHEET SHOWING CUTOUTS WITH EXACT DIMENSION(S) AND LOCATION(S).
 - CUTOUT SIZE MUST BE COMMUNICATED AT TIME OF ORDER.
 - INDICATE ON WHICH SIDE OF MEMBER THE CUTOUT IS TO BE LOCATED.
 - IF NOT SPECIFIED TO THE BOTTOM, CENTER, OR TOP OF CUTOUT, DIMENSION WILL BE TAKEN TO THE BOTTOM OF THE CUTOUT.

- WHERE CAN CUTOUTS BE LOCATED?**
- OUTLET CUTOUTS ARE TYPICALLY LOCATED 18" ABOVE GRADE ON THE INSIDE FACE OF THE COLUMN.
 - LIGHT SWITCH CUTOUTS ARE TYPICALLY LOCATED 48" ABOVE GRADE ON THE INSIDE FACE OF THE COLUMN.
 - ALL CUTOUTS ARE TYPICALLY AT LEAST 12" FROM ANY STRUCTURAL JOINTS.
 - ALL CUTOUTS ARE TYPICALLY CENTERED ON THE MEMBER WALL (NOT CLOSE TO THE CORNERS).
 - CONTACT LOCAL POLYGON REPRESENTATIVE WITH ANY ADDITIONAL QUESTIONS. CUTOUTS CAN BE LOCATED THROUGH COVER PLATES.

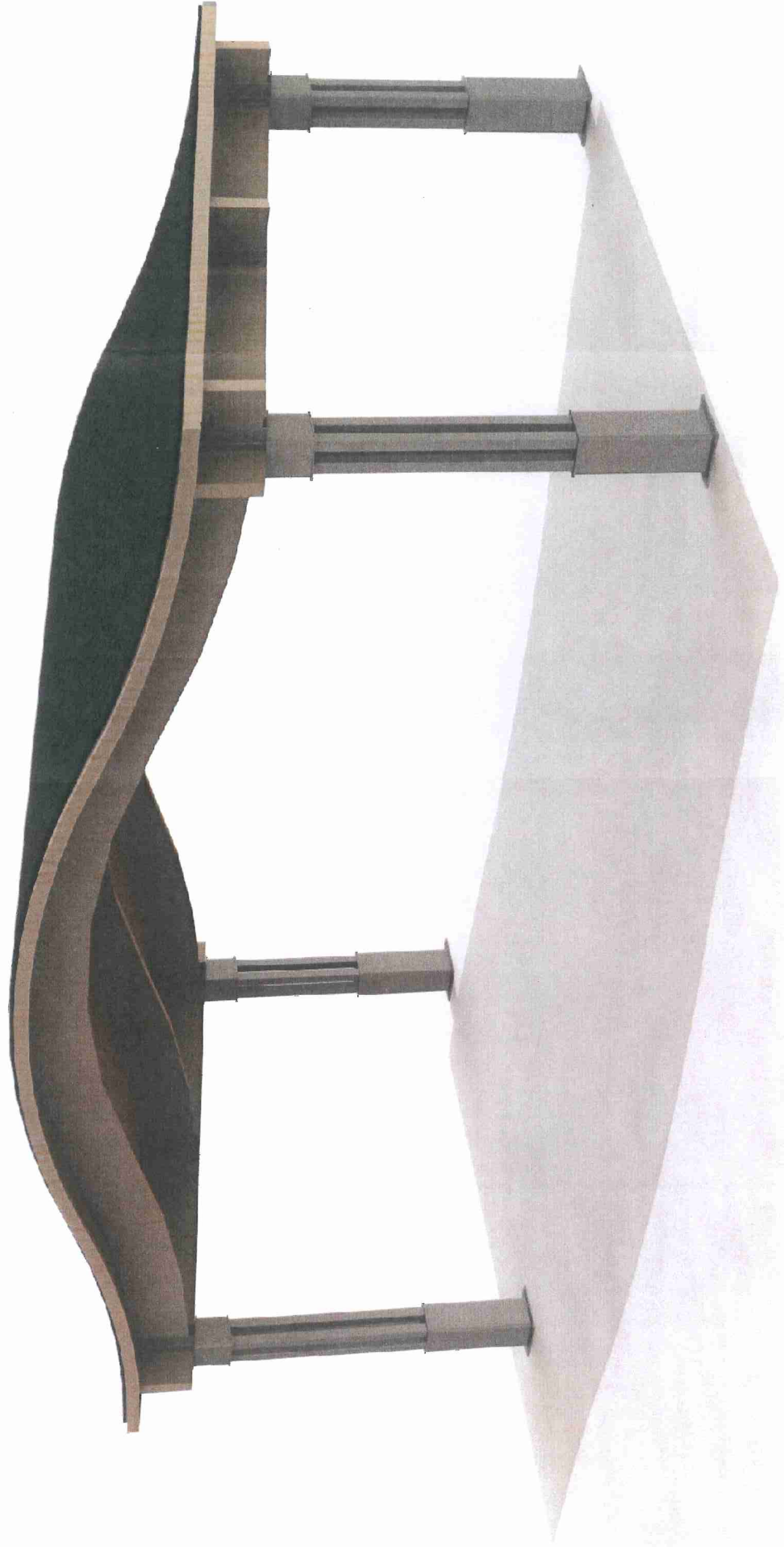


TYPICAL ELECTRICAL CUTOUTS



TYPICAL WIRE RUNS

poligon[®]



FRAME COLOR: **ALMOND**
ROOF COLOR: **DUAL BLACK SHINGLES**
COLORS SHOWN ARE FOR REFERENCE ONLY.
CONTACT INFO@POLIGON.COM TO REQUEST ACTUAL COLOR SAMPLES.

MULDOON PARK
ANCHORAGE, AK
WAVE 40X20