

PLANNING DEPARTMENT
ADMINISTRATIVE REVIEW

DATE: August 9, 2016
CASE NO: 2016-0078
APPLICANT: MOA Parks and Recreation Department
REPRESENTATIVE: Steve Rafuse, Park Planner
REQUEST: Administrative Site Plan Review for a Park Master Plan

APPLICABLE ZONING CODE: "New" Code

LOCATION: L Slide Replat, Block 35 and Lot 1. Landmark Subdivision, NE ¼, Sec 13, T13N, R4W, S.M. per Plats 67-30 and 78-77

COMMUNITY COUNCIL: South Addition

TAX NUMBER: 001-031-22 and -23

GRID: SW1229

SITE

Area:	1.457 acres
Vegetation:	Lawn, shrubs, and trees
Zoning:	R-3 (mixed residential) district
Topography:	Sloping downhill to the west
Existing Use:	Public park
Utilities:	Public water and sewer

COMPREHENSIVE PLAN

Classification: "Parks/Open Space" per the 1982 *Anchorage Bowl Comprehensive Development Plan* General Land Use Plan Map

Not identified in the 2001 *Anchorage 2020* Land Use Policy Map

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	T	T	R-3	R-3
Land Use:	Railroad and Coastal Trail	Railroad and Coastal Trail	Multifamily Residential	Multifamily Residential

PROPOSAL

The Parks and Recreation Department is requesting administrative approval for the Elderberry Park Master Plan, in accordance with AMC 21.05.040G.2.b.i(C). The master plan is intended to guide development of Elderberry Park over the next 20 years. The purpose of the master plan is to:

- Improve circulation within the park to minimize conflicts between park and trail users;
- Facilitate safe access to the Tony Knowles Coastal Trail;
- Improve visibility and historic context of the Oscar Anderson House;
- Provide a park that encourages positive uses and discourages undesirable activity; Improve interpretive and wayfinding signage;
- Provide amenities that meet the needs of a wide range of park users; and
- Create a tool for future fundraising.

FINDINGS

AMC 21.03.180F. Site Plan Review - Approval Criteria. An application for administrative or major site plan review shall be approved upon finding that the site plan meets all of the following criteria:

- 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 standard is met. The Elderberry Park Master Plan's "Preferred Alternative" design is consistent with Plats 67-30 and 78-77 and previously development projects at the site.

- 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.**

The standard is met. The R-3 district setbacks and the parking lot on 5th Avenue do not conform to Title 21. The park's preferred alternative does not change these nonconformities, which pre-existed current zoning requirements. The rest of the site complies with Chapters 21.04, 21.05, 21.06, and 21.07.

- 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.**

The standard is met. The preferred alternative park design remedies a number of conflicts within the park. The preferred alternative will not create adverse impacts on the surrounding uses which are multifamily residential to the east and south and the Tony Knowles Coastal Trail to the west and north.

4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

The standard is met. The preferred alternative park design complies with *Anchorage 2020*:

- Policy 44: Design and Build Public Improvements for Long-Term Use;
- Policy 45: Connect Local Activity Centers such as Neighborhood Schools and Community Centers with Parks, Sport Fields, Greenbelts and Trails where Feasible;
- Policy 47: Provide Distinctive Public Landmarks and other Public Places in Neighborhoods;
- Policy 50: Healthy, Mature Trees and Forested Areas shall be Retained;
- Policy 63: Natural Open Space Protection, and
- Policy 78: Design Municipal Facilities to be Frequented by the Public.

The master plan maintains the existing use and design with a few important changes. First, the master plan calls for the playground to be upgraded. Second, the existing viewing area is reinforced with a new terraced seating area. Third, the open lawn and picnic area is expanded by removing a non-ADA paved pathway that crosses diagonally through the park. Fourth, the main connection to the Tony Knowles Coastal Trail is proposed to be rerouted to M Street where a trail head already exists.

DEPARTMENT DECISION

The Department approves the Elderberry Park Master Plan.

Reviewed by:



Hal H. Hart, AICP
Director

Prepared by:



Francis McLaughlin
Senior Planner

(Parcel ID No. 001-031-22 and -22)