

Application for Administrative Site Plan Review

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

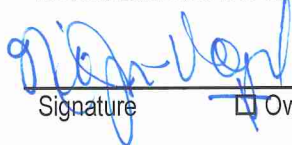
PETITIONER*	PETITIONER REPRESENTATIVE (if any)
Name (last name first) MOA Heritage Land Bank (Nicole Jones-Vogel)	Name (last name first) Anchorage Water and Wastewater Utility
Mailing Address P.O Box 196650	Mailing Address 3000 Arctic Blvd.
Anchorage, AK 99519-6650	Anchorage, AK 99503
Contact Phone – Day 343-7531 Evening	Contact Phone – Day 564-2721 Evening
Fax	Fax
E-mail jones-vogelnk@ci.anchorage.ak.us	E-mail paul.hatcher@awwu.biz

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

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 004-082-32-000			
Site Street Address:			
Current legal description: (use additional sheet if necessary) Mountain View Development Subdivision TR 1A-1 Fragment Lot 1			
Zoning: B3	Acreage: 4.542 acres	Grid #: SW1235	Underlying plat #: 2016-99

SITE PLAN APPROVAL REQUESTED	
Use: Pressure Reducing Valve Vault, above ground facility approximately 20'x40' and access lane.	
<input type="checkbox"/> New SPR	<input type="checkbox"/> 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 an administrative 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.

	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative (Representatives must provide written proof of authorization)	Date 4-19-17
Nicole Jones-Vogel Print Name		

Accepted by: 	Poster & Affidavit: —	Fee: \$1765	Case Number: 2017-0068
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SITE PLAN REVIEW STANDARDS (21.03.180)

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

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.



Mayor
Ethan Berkowitz

Anchorage Water & Wastewater Utility

Engineering Division



Board Chair
David M. Richards

June 20, 2016

Sharon Ferguson
Planning and Development Center
4700 Elmore Road
Anchorage, AK 99507

Ms. Ferguson,

Per our recent email correspondence, this letter includes a narrative describing the need for the Anchorage Water and Wastewater Utility (AWWU) facility proposed on the HLB parcel (Frag Lot 1 with access via Frag Lot 2A of Mountain View Development Subdivision Tract 1A-1) on the Glenn Hwy and Mountain View Drive intersection.

AWWU has a critical water transmission distribution facility on 5th Avenue in front of the Chrysler car dealership across from Merrill Field. It is the primary water supply to downtown Anchorage, and without it, domestic and fire water supply is compromised to Anchorage.

The facility is an old underground vault (45 years) with no formal parking or snow storage, poor ingress/egress and it is on the edge of the very busy incoming lanes of 5th Avenue.


AWWU has an immediate need to replace the deteriorating/failing large distribution valves in this facility that has been there since 1971. In order to replace these valves, AWWU will need to invest in hundreds of thousands of dollars in improvements to this facility to make that happen. However, these improvements will not provide the long term access, space and snow storage needed at this site.

Relocating this facility to a new location on the HLB parcel (Frag Lot 1 with access via Frag Lot 2A of Mountain View Development Subdivision Tract 1A-1) on the Glenn Hwy and Mountain View Drive intersection will provide AWWU with the space needed to safely work, maintain, repair and upgrade this facility as necessary to meet customer demands in Anchorage.

The existing buried underground vault in front of the Chrysler car dealership on 5th Avenue would be backfilled and properly abandoned. The easement would stay in place as the old vault would continue to operate as a buried water transmission main.

Should you need anything further, please don't hesitate to contact me.

Sincerely,

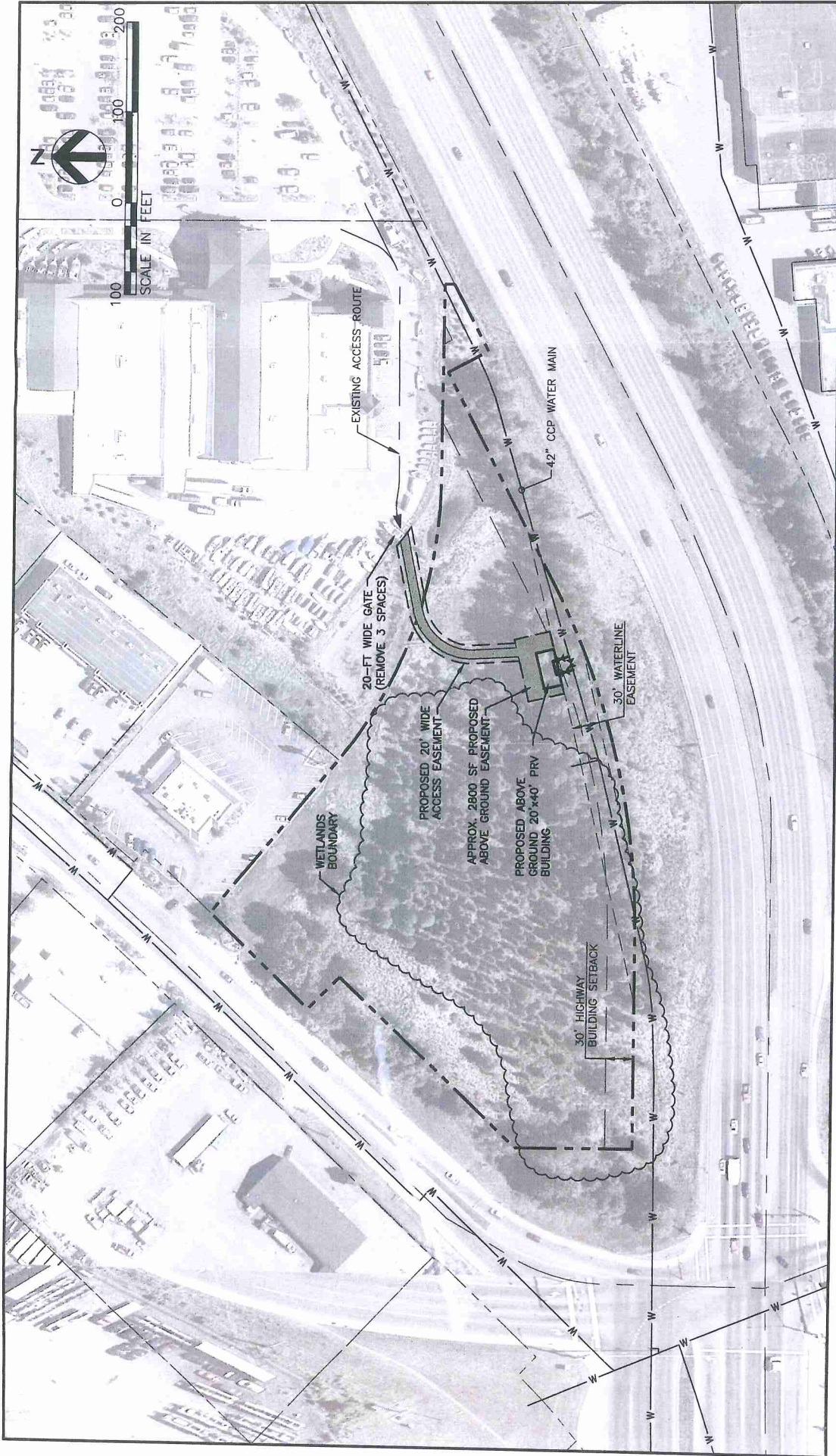

Mark A. Corsentino, PE
Project Manager, AWWU Engineering

Cc: Paul Hatcher, Steve Nuss

Anchorage Water & Wastewater Utility  Clearly

3000 Arctic Boulevard • Anchorage, Alaska 99503
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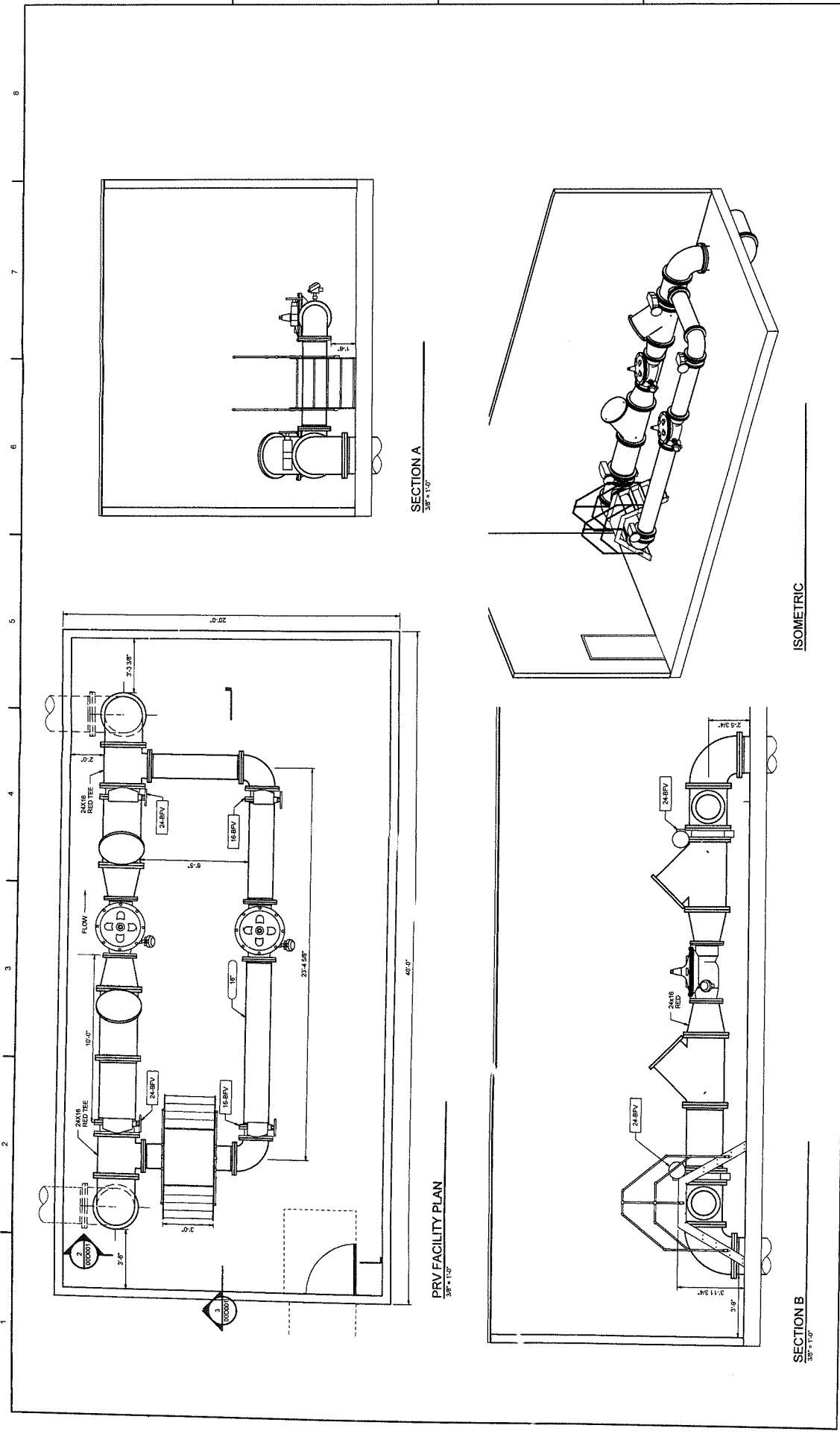
**ANCHORAGE WATER & WASTEWATER UTILITY
CHRYSLER VAULT RELOCATION**

DATE MAR 2017

FIGURE F1.00



CONCEPTUAL SITE LAYOUT



CONCEPTUAL LAYOUT

0 1' 2'

SCALE NONE

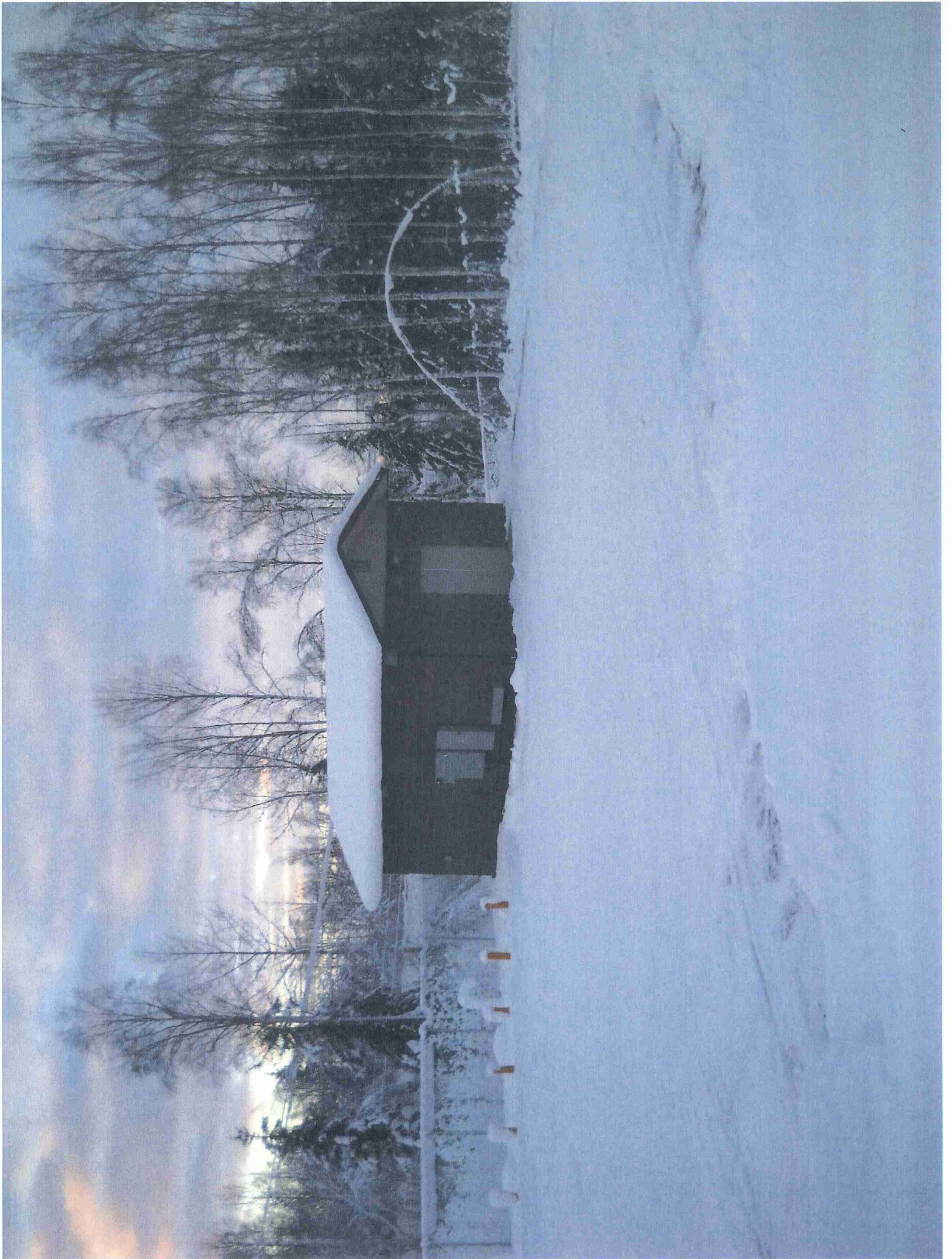
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GLENN SQUARE
PRV FACILITY

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

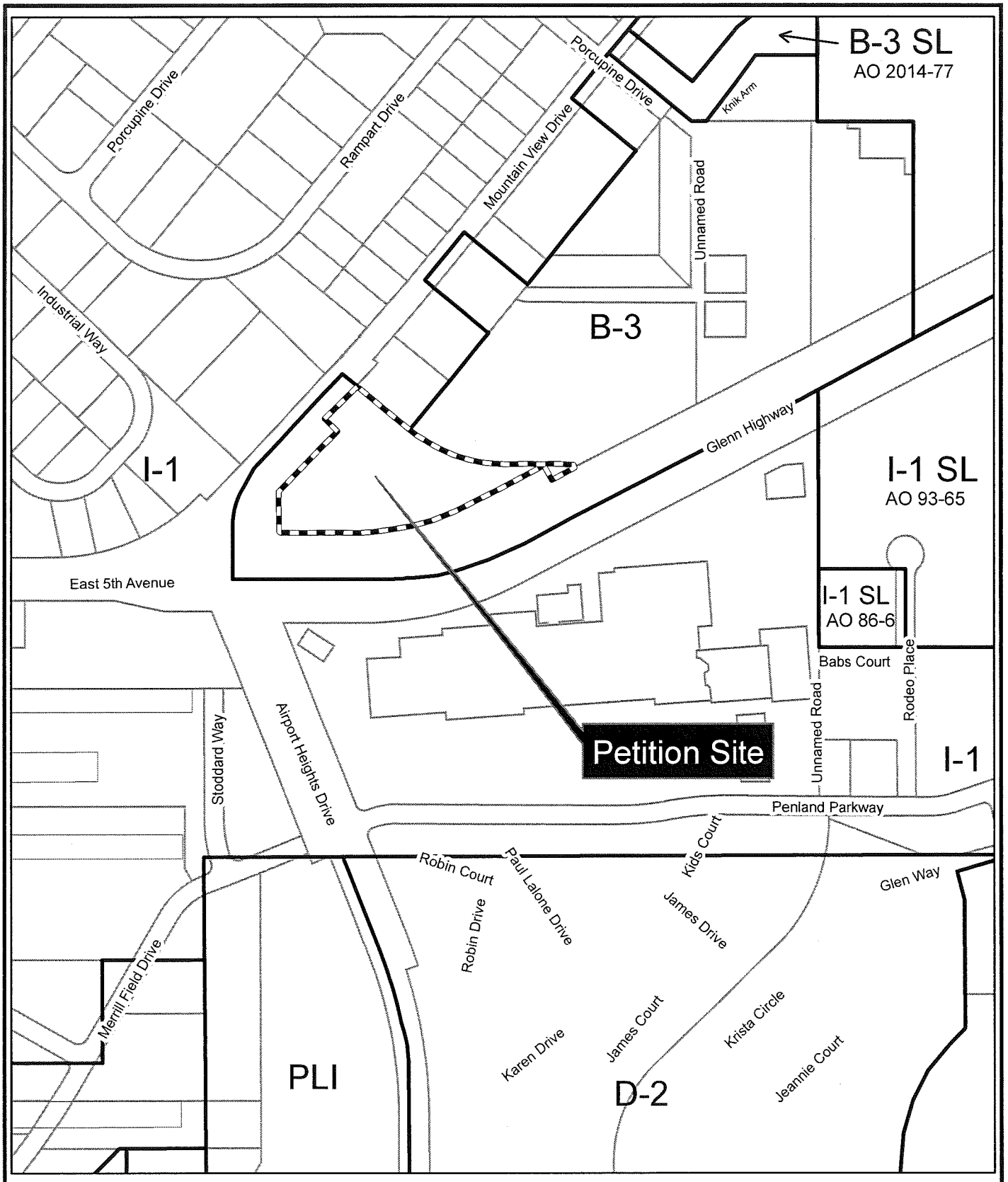
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER	Project Number







2017-0068



2017-0068

