

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) Searls, David (Municipal Light & Power)		Name (last name first) Volk, Casey (TPECI)	
Mailing Address 1200 East 1st Avenue		Mailing Address 3305 Arctic Boulevard, Suite 102	
Anchorage, Alaska 99501-1658		Anchorage, Alaska 99503	
Contact Phone – Day 263-5234	Evening 268-1248	Contact Phone – Day 907-522-4337	Evening
Fax 263-5204		Fax 907-522-4313	
E-mail SearlsDS@muni.org		E-mail cvolk@tpeci.com	

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

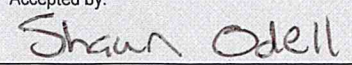
PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 004-181-12-000			
Site Street Address: 2801 Career Center Drive, Anchorage, Alaska 99508			
Current legal description: (use additional sheet if necessary) Tract 16B, Goose Lake Subdivision, Plat 93-00-44 Anchorage Recording District (See also attached legal description)			
Zoning: PLI	Acreage: 8.07 Acres	Grid #: SW1534	Underlying plat #: 93-00-44

SITE PLAN APPROVAL REQUESTED	
Use: Expansion of the existing Substation 8. Acquiring area of new easement containing 0.49 Acres.	
☒ 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 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.

Signature  ☐ Owner ☒ Representative Date 5/16/17
(Representatives must provide written proof of authorization)

Print Name Casey Volk

Accepted by: 	Poster & Affidavit: 2+1	Fee: \$1,850.00	Case Number: 2019-0094
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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 center
☐ Transit - supportive development corridor ☐ District/area plan area: _____

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): _____
☐ 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

SUBMITTAL REQUIREMENTS

- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 ½" by 11" copy of site plan/building plans submittal

- 26 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

(Additional information may be required.)

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.



Municipal
Light & Power

5/17/19

Municipality of Anchorage
Planning Department
4700 Elmore Road, 2nd floor, Anchorage, AK 99507

Attn: Robin Ward

Re: Letter of Authorization for Expansion of Substation #8 Administrative Site Approval

Dear Robin,

On behalf of Municipal Light & Power (ML&P), I hereby authorize Casey Volk of Travis/Peterson Environmental Consulting, Inc to represent ML&P concerning the Municipality of Anchorage Administrative Site Plan Review Application for Substation #8 expansion project.

Sincerely,

David Searls
Substation Engineering and Planning Supervisor



WMS Archive File Name: 19MLPG008660116B

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: Tract 16B Goose Lake Subdivision
- Project Location, Tax ID, or Legal Description: ~~004 161 01 000~~
004 181 12
- Project Area (if different from the entire parcel or subdivision): * Substation 8 project area (see attached sheets for project area) - KBC

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

X KBC DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information. * South Fork Chester Cr runs through Tr 16B, but the project area is completely outside stream setback
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. -KBC
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 Gj

4/26/19

Substation #8

Administrative Site Plan Review

May 2019

Project Description

Anchorage Municipal Light & Power (ML&P) is requesting the administrative site plan review approval for the proposed expansion of its electrical Substation #8, located adjacent to East Northern Lights Boulevard between Career Center Drive and UAA Drive, at Goose Lake Park. Substation #8 serves the growing University/Medical (UMed) district in the southeast corner of the ML&P service territory at the intersection of Northern Lights Boulevard and Career Center Drive. It is one of the most heavily loaded ML&P substations operating near its rated capacity during periods of peak demand. The substation equipment was originally installed in 1984 and has reached the system design-life lifespan. If the system is not upgraded, reliability may become an issue.

The proposed Substation #8 expansion will double the system capacity and increase its reliability both through new updated equipment, and by adding a second main power transformer. The new construction will eliminate oil in the high voltage circuit breakers and modernize the oil containment system around the power transformers. The ground grid in and around the substation will improve site safety and a new security system will be installed to monitor unauthorized access.

The screening fence will be replaced and landscaping will be added to mitigate the visual impact of the new facility. ML&P worked with Parks & Recreation (P&R) staff to develop an appropriate design to best complement and harmonize with the neighborhood and adjoining parkland. As such, the landscaping for the substation will comply with all requirements of AMC 21.07 *Development and Design Standards*.

However, these upgrades required the use of additional P&R land, which has already been approved by the Municipality of Anchorage and the Parks & Recreation Commission as stated in Resolution No. 2017-18. This resolution approved the transfer of management authority of approximately 9,500 sq. ft., approx. 0.22 acres, of adjacent park land from Goose Lake Park to ML&P for Substation #8.

ML&P found no viable alternatives to the proposed expansion, given the configuration of the site and relationship to existing transmission and distribution systems. Substations generally fall into the category of something no one wants in their “own backyard”. Therefore, ML&P chose to expand the existing facility. This is the least disruptive approach to provide the needed upgrades for this area than developing an alternative site nearby.

Planning Objectives

Many have visions for continued development within Anchorage's UMed district. The Municipality of Anchorage, with an Alaska Legislative grant, created the UMed District Plan to discuss future plans for development within the UMed district. Continuing development within the UMed district requires expanding and enhancing Substation #8. This expansion will double the system capacity and increase its reliability with updated equipment and by adding a second main power transformer, all of which are compatible with Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Anchorage 2040 Land Use Plan, and the UMed District Plan. The expansion of this substation is consistent with the larger planning goals for the UMed district.

Substation #8 serves the growing UMed district and is one of the most heavily loaded ML&P substations, operating near its rated capacity during periods of peak demand. The expansion to Substation #8 will not significantly change the outward appearance of the area. With limited space within the municipality, expanding upon the preexisting substation maintains the intent of the zoning, and is consistent with area uses.

Site plan review Criteria

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 expansion of Substation #8 is consistent with the activities previously used on plat 93-0044. The original substation was built in 1984 to provide power to the UMed district of Anchorage. The proposed expansion to Substation #8 will add a new transformer to the preexisting site, as well as new, updated equipment. The expanded substation will have the same function as the old, approved substation. The proposed substation improvements meet the approval criteria of AMC 25.10.080.C, which allows the use of municipal land dedicated to public parks for another municipal use. The Anchorage Parks and Recreation Commission has passed and approved Resolution 2017-18 in support of the proposed expansions of ML&P Substation #8 at Goose Lake Park.

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;

Chapter 21.04- Zoning Districts

Public Lands and Institutions District (21.04.060E)

Purpose

The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities.

The site plan conforms to the PLI zone district which include “major public and quasi-public civic, administrative, and institutional uses and activities.” Substation #8 is in the public interest for current and future power needs to the UMed district and meets the development standards for the PLI district. There are no district specific standards that need to be addressed.

Chapter 21.05- Use Regulations

Utility Substation (21.05.040.J3)

Definition

A service that is necessary to support development within the immediate vicinity, and is typically not staffed. Examples include, but are not limited to, electric transformer stations; gas regulator stations; water reservoirs; telephone exchange facilities; and water and sewage collection or pumping stations.

Use-Specific Standard

The facility shall be designed and constructed to ensure visual and aesthetic compatibility with the surrounding neighborhood. Compatibility may be achieved either by using similar architectural design and materials as building(s) in the surrounding neighborhood, or by screening the facility with L2 buffer landscaping.

ML&P intends to use the site to expand Substation #8, doubling the capacity and increasing its reliability with updated equipment and by adding a second main transformer. This fits the “Utility Facility” use as defined by 21.05.040J.3 which states” A service that is necessary to support development within the immediate vicinity, and is typically not staffed. Examples include, but are not limited to, electric transformer stations; gas regulator stations; water reservoirs; telephone exchange facilities; and water and sewage collection or pumping stations.”

The updates to Substation #8 include, enclosures for a new transformer as well as new, updated equipment, which will dramatically improve the appearance. The facility will also be screened with L2 buffer landscaping, reference landscape plan. This meets the use-specific standard.

Chapter 21.06- Dimensional Standards and Measurements

Uses	All uses	Min. Area (sq ft)	6,000
Min. Width (ft)	50	Max lot coverage (%)	45
Min. setback- Front (ft)	25	Max height (ft)	75
Min setback- Side (ft)	25	Min setback- Rear (ft)	25

The proposed site meets all the dimensional standards listed in Table 21.06-3: Table of Dimensional Standards – Other Districts. The total area of Tract 16B is 361,858 square feet. Substation #8 only has an area of 21,449 square, which is approximately six percent coverage of the lot. The minimum width of the site is 130 feet. The location of the site meets the minimum setback requirements of 25 feet on all sides and the proposed height of Substation #8 is below the max height of 75 feet.

Chapter 21.07- Development and Design Standards

There are several areas of the Development and Design Standards which apply to this project, and several that do not apply to this PLI property.

The standards that do apply to this property include:

21.07.020 Natural Resource Protection

This project does not disturb the adjacent stream, South Fork Chester Creek. All portions of the site development are planned outside of the 25ft stream projection easement. ML&P has acquired a Nationwide Permit from the U.S. Army Corps of Engineers. This was required because 4.5 cubic feet of fill material will be discharged into 638 square feet of wetlands in order to expand the utility substation.

21.07.080 Landscaping, Screening, and Fences

Buffer Landscaping (L2) is provided around Substation #8. A landscape plan is provided with this submittal.

21.07.090 Off-Street Parking and Loading

Substations have no specific parking requirements and off-street parking facilities shall be determined by the director and the traffic engineer. Since Substation #8 is unstaffed, parking is limited to approximately five spaces. These spaces will be used for maintenance activities.

21.07.100 Lighting

All parking facilities in nonresidential zoning districts and parking facilities which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios, and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and light trespass onto adjoining property. However, Substation #8 only has five parking spaces available since it's an unstaffed substation. Parking is only required during maintenance, which is not frequent. Therefore, exterior lighting is not a concern.

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 expansion of Substation #8 will have no significant adverse impacts. Since the site is already being used for a substation, ML&P believes the least disruptive way to provide the needed upgrades for this area is by expanding the current site rather than starting from scratch at an alternative site somewhere nearby. Once completed, the appearance of the site will improve with a new fence that conforms to the standards listed in 21.07.080. Since Substation #8 is not staffed, there will be no increase in traffic along Career Center Drive.

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

The proposed use is consistent with the goals, objectives and policies of Anchorage 2020, Anchorage 2040 Land Use Plan, and the UMed District Plan.

Anchorage 2020- Anchorage Bowl Comprehensive Plan

Policy 53 – Design, construct, and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor.

Justification: The installation of a new sight obscuring fence will provide a consistent appearance along the frontage of this substation.

Policy 76 - Optimize existing transportation and utility infrastructure before extending these facilities to undeveloped areas.

Justification: By adding on to the already preexisting substation, it avoids further impacting other undeveloped lands.

Policy 80- Utilities shall be located and designed with balance regard for the environment, energy conservation, reliability, visual impacts, natural hazard survivability, and cost.

Justification: The construction of a new substation would require development on previously undeveloped land, which is not environmentally friendly. It would also be extremely expensive. The alternative option is adding on to the already preexisting substation, which has less environmental impacts and would be cost effective.

Anchorage 2040- Land Use Plan

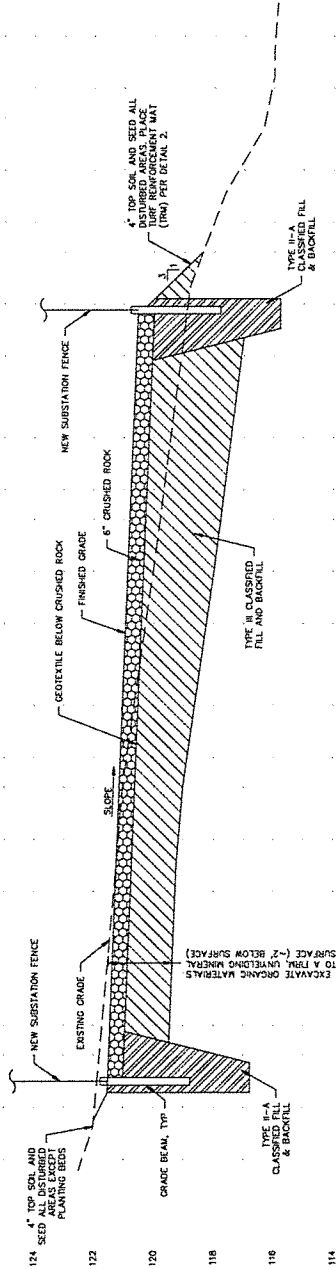
Goal 1- Anchorage achieves residential and commercial growth, which improves community resiliency and citizens quality of life as it supports their vision for the future expressed in the comprehensive plan.

Justification: This project will help ensure this goal is accomplished by supplying power to residential and commercial properties, which is vital for growth to happen.

Goal 10 - The community supports its anchor institutions and facilities and recognizes the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion.

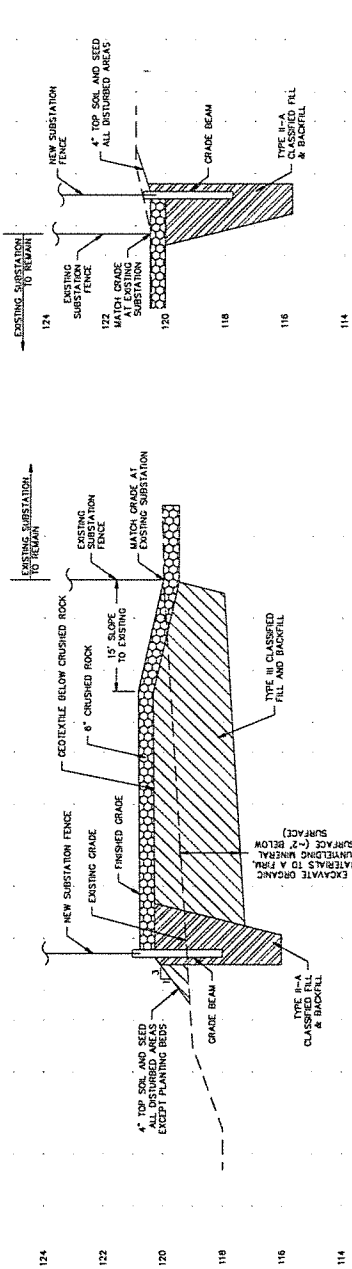
Justification: This project will help ensure this goal is accomplished by supplying power to University of Alaska Anchorage, Alaska Pacific University, Providence Alaska Medical Center, and Alaska Native Medical Center, which are all considered anchor institutions. All are located within the UMED District and rely on Substation #8

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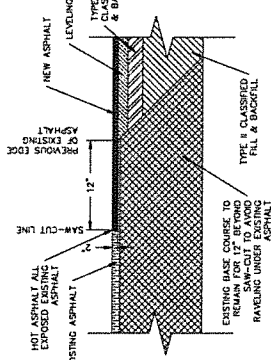
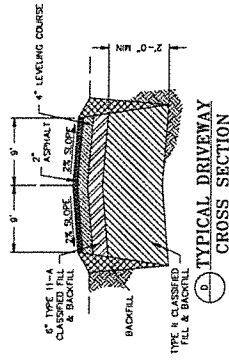
WEST-EAST ELEVATION

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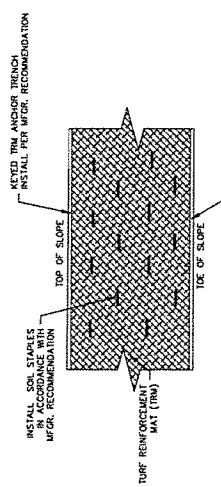


SOUTH-NORTH ELEVATION

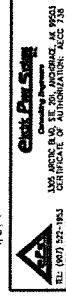
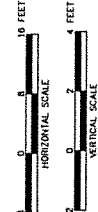
SOUTH-NORTH EXTENDED ELEVATION



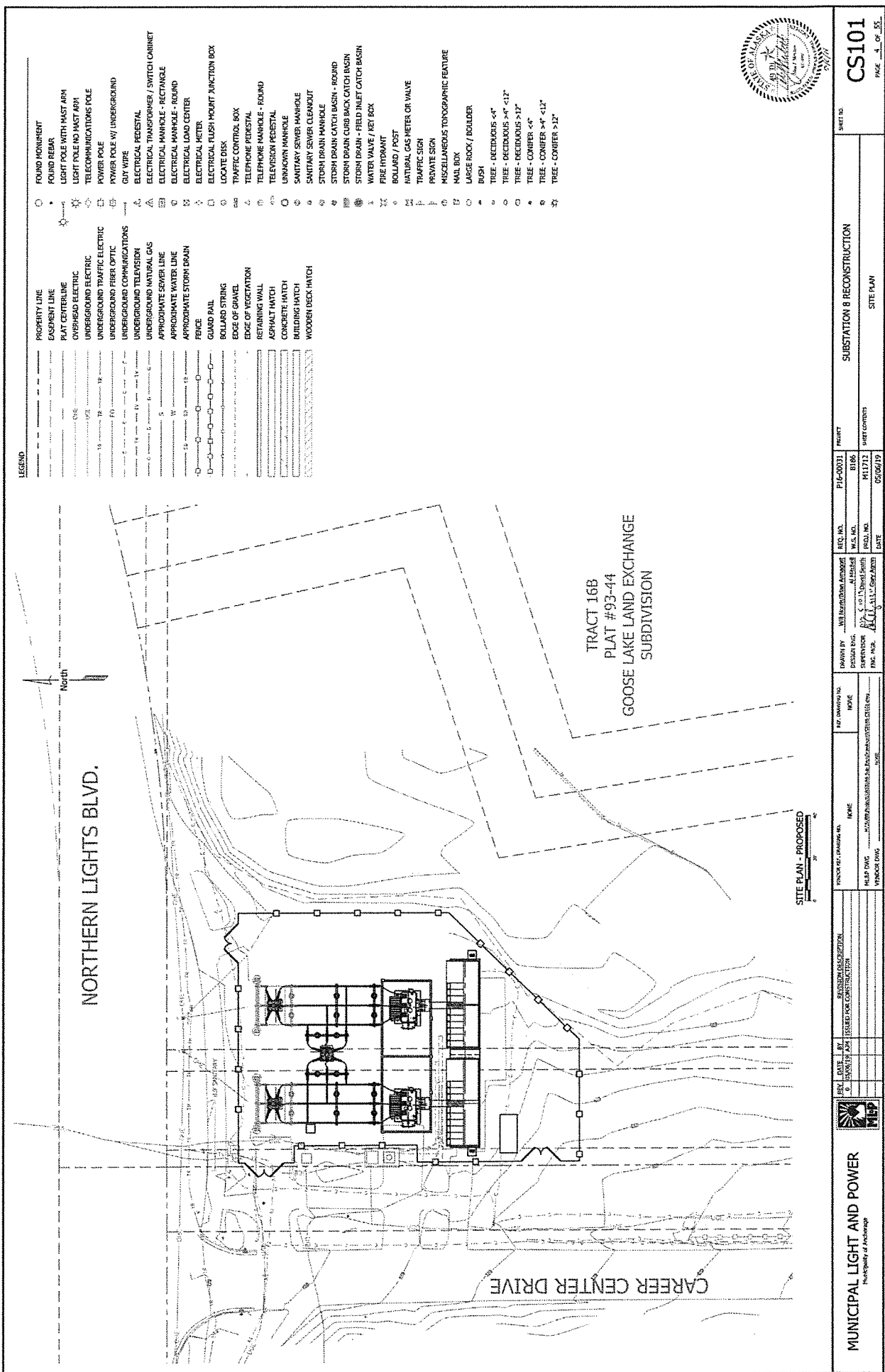
ASPHALT SEAM CROSS SECTION



TYPICAL TURF REINFORCEMENT PLACEMENT



MUNICIPAL LIGHT AND POWER Utility of Albuquerque		CS204 PAGE 9 OF 95	
PROJECT: SUBSTATION RECONSTRUCTION		SHEET NO. 9	
DESIGNED BY: CHM	REVISION NO. 1	DATE: 05/02/2019	CIVIL CROSS SECTIONS
DRAWN BY: CHM	SCALE: 1"=10'	PROJECT NO. 141712	
CHECKED BY: CHM	DATE: 05/02/2019	WEST COASTS	
APPROVED BY: CHM	DATE: 05/02/2019		
REVISIONS		REVISIONS	
NO.	DATE	DESCRIPTION	BY
1	05/02/2019	ISSUED FOR CONSTRUCTION	CHM





AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0094

I, Casey Volk hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Admin Site plan review. The notice was posted on _____ which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of June, 20 19.

Signature

LEGAL DESCRIPTION

Tract or Lot: 16B

Block: 93-44

Subdivision: Goose Lake