

**PLANNING DEPARTMENT
MAJOR SITE PLAN REVIEW
STAFF ANALYSIS**

DATE: July 10, 2019

CASE NO: 2019-0083

APPLICANT: Municipality of Anchorage
Parks & Recreation Department

REPRESENTATIVE: R&M Consultants, Inc.

REQUEST: Major Site Plan Review

LOCATION: Muldoon Estates Tracts C and D

COMMUNITY COUNCILS: Northeast

TAX NUMBER: 006-401-09-000

GRID: SW1441

ATTACHMENTS

1. Maps
2. Application
3. Comments
4. Affidavit of Posting

RECOMMENDATION SUMMARY: Approval with conditions

SITE

Area: ±7.4 acres

Zoning: R-2M Mixed Residential

Topography: Mostly flat

Existing Use: Undeveloped

Utilities: Public water, no public sewer available

COMPREHENSIVE PLAN

Classification: "Park or Natural Area" per the *Anchorage 2040 Land Use Plan*

SURROUNDING AREA

	North	East	South	West
Zoning:	R-2M & B-3	R-2M	R-2M & PLI	B-3
	Mixed Residential & General Business	Mixed Residential	Mixed Residential & Public Lands and Institutions	General Business

PROPOSAL

The Municipality of Anchorage Parks & Recreation Department (PRD) is requesting approval of a major site plan review application for the Phase 2 “Core Area” of Chanshtnu Muldoon Park. The site encompasses approximately 7.4 acres and will include the following:

- Community garden and food forest
- Dog park
- Bouldering / natural play area
- Bicycle pump park
- Parking lot with 48 spaces
- Paved and unpaved multi-use trails
- Undisturbed natural areas

The Phase 1 “Muldoon Area” of Chanshtnu Muldoon Park was constructed in 2017 following Urban Design Commission approval of case 2016-044. Figure 1 shows a conceptual drawing of the entire park from the 2016 *Muldoon Town Square Park Master Plan*, which was approved by the Planning & Zoning Commission in April 2016 through case 2016-0025. The Phase 1 “Muldoon Area” contains developed areas typical of an urbanized park, while Phase 2 is intended to serve as an open space-focused transition to the eastern, less-developed portion of the park that abuts Chugach State Park.



Figure 1 - Chanshtnu Muldoon Park Overview

For comparison purposes, Figure 2 shows a conceptual drawing of the Phase 2 “Core Area” from the 2016 *Muldoon Town Square Park Master Plan*, and Figure 3 shows a more recent concept of the site design that is the subject of this application.



Figure 2 - Phase 2 "Core Area" as shown in the 2016 Muldoon Town Square Park Master Plan

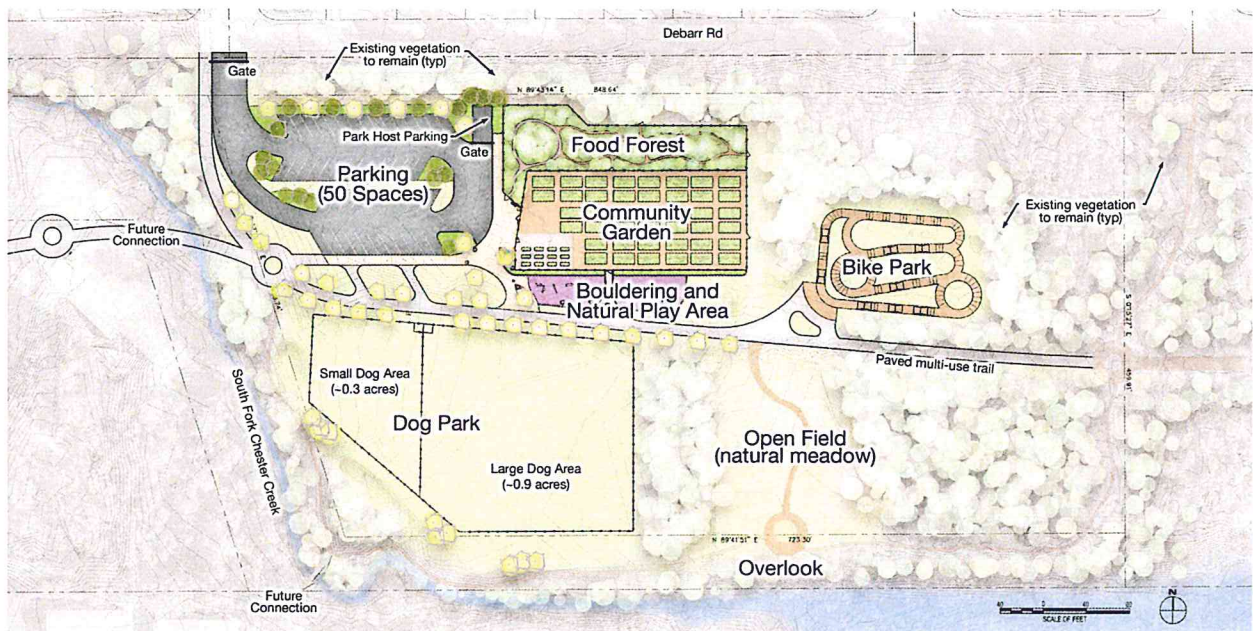


Figure 3 - Phase 2 "Core Area" as shown in this application for major site plan review

RECENT SITE HISTORY

April 2014 – Site platted as Muldoon Estates Tracts C and D through plat 2013-030.

April 2016 – *Muldoon Town Square Park Master Plan* approved by the Planning & Zoning Commission through case 2016-0025 (resolution 2016-017).

PUBLIC COMMENTS

On May 22nd, 2019, a total of 353 public hearing notices were mailed. No comments were received.

APPROVAL CRITERIA FOR MAJOR SITE PLAN REVIEW

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 two most significant prior approvals affecting this site are the underlying plat (2014-030) and the *Muldoon Town Square Park Master Plan* (2016-0025).

Plat 2014-030

- Plat note 13 states that “Storm-water runoff plans are required for all lots and tracts in this subdivision, and shall be approved by Watershed Management Services.” A condition of approval will require Watershed Management Services to approve the applicant’s Stormwater Pollution Prevention Plan (SWPPP), in addition to Private Development.
- Plat note 15 states that “Tract C shall be connected to public sewer before the issuance of a building permit on this tract.” Since development of this site (Tract C) as a park does not require the construction of any buildings, this plat note does not affect the application.

Muldoon Town Square Park Master Plan

The proposed Phase 2 site plan incorporates all of the facility types outlined in the *Muldoon Town Square Park Master Plan* and does not propose any facilities that were not previously-approved. In addition, as shown in Figures 2 and 3, the design has remained substantially consistent with the 2016 *Muldoon Town Square Park Master Plan*. There are therefore no major inconsistencies with the 2016 *Muldoon Town Square Park Master Plan* per 21.05.040G.2.b.ii.B.

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.

An overview of applicable Title 21 standards are provided below.

21.05 Use Regulations

The proposed development is comprised solely of area and facilities that are designed for a combination of active and passive recreation, and therefore does not include any prohibited uses. A community garden is also proposed as part of the site, which is a use that is permitted in the R-2M district.

The site plan also conforms with all applicable use-specific standards, specifically 21.05.040G.2.b.ii.B (consistency with the governing master plan) and 21.05.040G.2.b.ii.C (requirement for the site plan to be approved through a major site plan review).

21.06 Dimensional Standards

The proposed site plan conforms to all applicable requirements for the R-2M district listed in Table 21.06-1.

21.07.020 Natural Resource Protection

The development site is located near the recently-realigned South Fork Chester Creek, which carries a minimum streamside zone setback of 25 feet according to 21.07.020B.9 *Stream Setbacks*. This setback is recorded as a stream maintenance and protection easement in adjacent Tract D through plat 2014-030. Most of the realigned South Fork Chester Creek and its streamside zone setback falls within Tract D. Soft surface trails, elevated walkways, and vegetation maintenance and removal are permitted within the streamside zone setback per 21.07.020B.9.d, which are the only uses and activities within the streamside zone setback that may result from the proposed site plan.

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

- Storm Water Control: A storm water pollution prevention plan (SWPPP) is required per 21.07.040E and the underlying plat. The underlying plat also requires Watershed Management Services (WMS) to approve the SWPPP.

The underlying plat requires Tract C to be connect to the public sewer system prior to the issuance of a building permit, however no building permits are anticipated to be requested and the site will instead rely on grading and green infrastructure for storm water treatment and infiltration.

WMS raised concerns about contaminated storm water runoff from fecal matter in the proposed dog park at the southwest corner of the site. The proposed site plan shows grading that will direct runoff from the dog park through a grass swale that drains into a rain garden before discharging into the South Fork Chester Creek. This will provide natural filtration of

pollutants from both the dog park and the parking lot, however a condition of approval is for WMS to examine and approve the SWPPP with an eye towards ensuring that the proposed green infrastructure will accommodate anticipated runoff volumes.

- Snow Storage: Per 21.07.040F.4.b, 5% of the parking area of the proposed site is required to accommodate snow storage needs. This results in a total requires snow storage area of 1,297 square feet, and is provided within the parking lot in the proposed site plan. Runoff from the snow storage area will drain into the parking lot and ultimately to the storm water infrastructure on Debarr Road.

21.07.060 Transportation and Connectivity

- Vehicle Access: The parking lot will take access directly from Debarr Road. The Municipality of Anchorage Traffic Department has no comment on the proposed access and parking lot circulation, however has requested more information on the proposed signage within the parking area. A condition of approval is for PRD to resolve required signage within the proposed parking area.
- Pedestrian Access: Both paved and unpaved multi-use trails are proposed on the site. The paved trail will provide access to each proposed park facility, and an unpaved trail along the southern and eastern perimeter of the site will provide access to a scenic overlook. No connection across the South Fork Chester Creek to the existing Phase 1 "Muldoon Area" is currently proposed, due in part to the obligation to first spend allocated federal grant funding on items identified in the federal grant agreement. However, the application states that the pedestrian connection between Phase 1 and Phase 2 will be constructed when further funding becomes available.

21.07.080 Landscaping, Screening, and Fences

- Site & Parking Lot Landscaping: Per 21.07.080E.2, parking lot perimeter landscaping for this development is required to conform to L1 visual enhancement standards. Additionally, 5% of the interior of the parking lot is required to be reserved for landscaping. The proposed site plan provides landscaping sufficient to meet both requirements. Sheets L1 through L5 of the attached application contain further detail on the location of the landscaping and the type of vegetation proposed.
- Screening: No screening is required since no qualifying refuse collection receptacles are proposed. However, the site plan does voluntarily screen the two proposed portable toilet facilities with a 7-foot tall cedar fence.
- Fences: All proposed fences are a maximum of 8 feet in height and are located outside of the required setbacks. The fence encircling the community garden and food forest will be 8 feet tall and will be vinyl-coated chain link with wood cladding, while the dog park fence will be 6 feet high vinyl-coated chain link fence.

21.07.090 Off-Street Parking and Loading

- **Vehicle Parking:** 48 parking spaces are provided, of which 2 are ADA-accessible spaces. The community gardens in the proposed site plan require a total of 6 parking spaces per Table 21.07-4 *Off-Street Parking Spaces Required*, and when no playfields/ballfields are provided the parking requirements for the “Park, public or private” use type is determined at the discretion of the planning director and the traffic engineer based upon acceptable estimates and comparable uses. The Traffic Department did not comment on the amount of parking provided, and the total of 48 spaces is proposed based upon the anticipated use of facilities per the *Muldoon Town Square Park Master Plan*.
- **Bicycle Parking:** No bicycle parking spaces are required per 21.07.090K since Table 21.07-4 does not require greater than 40 parking spaces. However, 8 bicycle parking spaces are proposed to be provided between the southeast corner of the parking lot and the paved trail. In addition, the applicant asserts that further bicycle parking may be provided at the bicycle pump park. Inverted-u bicycle racks identical to those installed in the Phase 1 “Muldoon Area” are planned for this phase as well.

21.07.100 Exterior Lighting

Two LED light fixtures are proposed to be provided on 20-foot poles in the parking lot, with an additional LED light fixture at the dog park. Each light fixture conforms to the illuminating guidelines set by the Illuminating Engineering Society of North America. The proposed lighting also meets the standards outlined in 21.07.100.

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.

Departmental comments identified potential adverse impacts to the water quality of the South Fork Chester Creek storm water contamination as the primary concern resulting from the proposed site plan. The grading plan and drainage detail provided with the application show the intent to ensure that contaminated storm water from the dog park flows through swales and a rain garden prior to discharging into the South Fork Chester Creek. From the parking lot, runoff is intended to flow directly into Debarr Road and enter the wider storm water system from there. The need to ensure that contamination due to storm water runoff was identified in approval criterion 2 above, and is carried into the conditions of approval to ensure follow-up.

Other potential adverse impacts appear to have been adequately addressed.

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

The plans listed below are elements of the comprehensive plan per 21.01.080. Each is assessed for consistency.

- Areawide Trails Plan: The 1997 Areawide Trails Plan identifies a planned multi-use paved trail roughly paralleling the South Fork Chester Creek in what is now Muldoon Town Square Park. The proposed site plan provides this trail. In order for the trail to provide better connectivity to park amenities, it is proposed to be located slightly further away from the creek than the Areawide Trails Plan calls for.
- Anchorage Bicycle Plan: The 2010 Anchorage Bicycle Plan identifies a proposed multi-use pathway in what is now Muldoon Town Square Park that runs parallel to Debarr Road. This facility is provided in the proposed site plan.
- East Anchorage District Plan: The 2014 East Anchorage District Plan joins the Areawide Trails Plan and the Anchorage Bicycle Plan in identifying a trail in the current Muldoon Town Square Park area. One of the “Priority Actions” in the plan was to carry out a “small area planning process” for the current Muldoon Town Square Park area. The *Muldoon Town Square Park Master Plan* fulfilled this action, and this proposed site plan is implementing the second phase of that master plan.
- Anchorage 2020, Anchorage Bowl Comprehensive Plan: The proposed site plan does not run counter to any policies in *Anchorage 2020*, and specifically advances the following policies:
 - Policy 36: New transportation projects and significant project upgrades shall accommodate new trail sections and easements identified in the *Areawide Trails Plan*.
 - Policy 42: Northern city design concepts shall guide the design of all public facility projects, including parks and roads.
 - Policy 43: Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review.
 - Policy 44: Design and build public improvements for long-term use.
 - 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 and aesthetic character of adjacent development.
 - Policy 50: Healthy, mature trees and forested areas shall be retained as much as possible.
 - Policy 65: Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Wildlife Refuge, and Far North Bicentennial Park.

- Policy 67: Critical fish and wildlife habitats, high-value wetlands, and riparian corridors shall be protected as natural open spaces, wherever possible.
- Policy 70: The ecological and drainage functions of Anchorage's aquatic resources shall be protected and, where appropriate, restored.
- Anchorage 2040 Land Use Plan: The proposed site plan does not run counter to any policies in the *Anchorage 2040 Land Use Plan*, is consistent with the "Park or Natural Area" land use designation, and specifically advances the following policies:
 - Policy 8.1: Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.
 - Policy 8.2: Provide new and improved trails, greenbelts, and other pedestrian facilities as alternative travel ways connecting open spaces, neighborhoods, and centers.

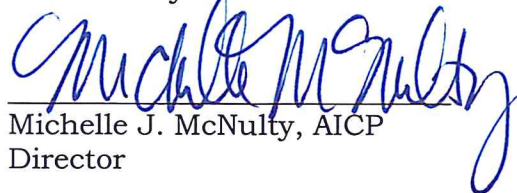
DEPARTMENT RECOMMENDATION

The Department recommends approval of the proposed site plan.

This approval is subject to the petitioner's application, narrative, submittals, and the following plans on file at the Planning Department, except as modified by these conditions of approval:

1. A notice of zoning action, including a copy of the approved resolution, shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
2. A storm water pollution prevention plan for the development site shall be approved by Watershed Management Services (WMS) and Private Development. WMS will examine the ability of the proposed swales and rain garden to sufficiently accommodate and treat runoff from the proposed dog park during significant rainfall and snowmelt events.
3. Resolve with MOA Traffic the signage that will be required in the proposed parking lot area.

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Collin Hodges
Senior Planner

MAPS

APPLICATION

Application for Major Site Plan Review

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

PETITIONER*

Name (last name first)
Rafuse, Steve, MOA Parks & Recreation Department

Mailing Address
Municipality of Anchorage, PO Box 196650

Anchorage, AK 99519

Contact Phone: Day
907-343-4586

Fax

E-mail
stephen.rafuse@anchorageak.gov

PETITIONER REPRESENTATIVE (if any)

Name (last name first)
Le, Van, AICP, R&M Consultants, Inc.

Mailing Address
9101 Vanguard Drive, Anchorage, AK 99507

Contact Phone: Day
907-646-9659

Fax

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): 006-401-09-000

Site Street Address: 1301 Muldoon Road, Anchorage (Chanshtnu Muldoon Park, south of Debarr Rd, Boston St and Autumn Ln.)

Current legal description: (use additional sheet if necessary)

Muldoon Estates TR C

Zoning: R2M Acreage: 7.389 Grid #: SW1441 Underlying plat #: 2014-30

SITE PLAN APPROVAL REQUESTED

Use:

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)

5-14-19
Date

Print Name

Stephen Rafuse

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

Requested Meeting Date:

MSPR (Rev. 01/19)*Front - "NEW" CODE

2/1

\$5,665

2019-0083

7/10/19

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

Anchorage 2020 Major Elements – site is within or abuts:

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

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 Major Site Plan Review, Case 2016-044
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

- 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.

INTRODUCTION

Chanshtnu Muldoon Park (formerly Muldoon Town Square Park) is a dedicated Community Use Park located in the heart of East Anchorage. The park encompasses 26.4 acres of natural and previously developed areas and features the South Fork of Chester Creek, upland forests, open meadows, informal trails, and the recently completed phase 1.

The park is defined by E 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 serves area residents and the greater Anchorage community by providing a recreation destination and community event space with a mix of active and passive year-round activities. In concurrence with the *Muldoon Town Square Park Master Plan*, the proposed Phase 2 development (reference in the *Master Plan* as the 'Core Area') is designed to be an active and social community and neighborhood space providing a mix of developed facilities and natural areas.

The [*Muldoon Town Square Park*] *Master Plan* was approved by the Planning and Zoning Commission in April 2016. In 2017, a formal naming process was undertaken resulting in Assembly adoption of the name Chanshtnu Muldoon Park. Phase 1 (Muldoon Estates Tract A) was constructed and open to the public in the fall of 2017, and a custom picnic shelter was installed in early summer of 2018. The MOA Parks & Recreation Department (MOA PRD) is continuing the success of Chanshtnu Muldoon Park with the development of Phase 2 and is requesting a Site Plan Review for the *Core Area*, Muldoon Estates Subdivision Tract C, of Chanshtnu Muldoon 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 006-401-09-000 Muldoon Estates Subdivision Tract C. See Figure 1 Vicinity Map. Tract C is bound by Debarr Road to the north, South Fork Chester Creek to the south and west (Muldoon Estates Tract D), and undeveloped Chanshtnu Muldoon Parkland to the east. Adjacent to Chanshtnu Muldoon Park is a mix of public and private properties including residential neighborhoods, commercial businesses, Windsong Park, and undeveloped JBER land.

LAND OWNERSHIP

All parcels of Muldoon Town Square Park are owned by the Municipality of Anchorage and managed by the Parks & Recreation Department. Residential properties border Muldoon Estates Subdivision Tract C (Parcel 006-401-09-000) and Muldoon Estates Subdivision Tract D (Parcel 006-401-10-000), which encompasses the realigned South Fork of Chester Creek. For the full legal description of the park, See Form 1 Muldoon Town Square Park Legal Description.

Chanshtnu Muldoon Park Phase 2: Muldoon Estates Subdivision Tract C Site Plan
Community Use Park Site Plan Review under R2M Zoning Supplemental Application Information



Muldoon Town Square Park
Parcel ID



2015: Existing Land Use around Muldoon Town Square Park

PROJECT BACKGROUND & OVERVIEW

The creation and development of a community use 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 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 nursery operation formerly located on this site and owned by the late Mann Leiser.

The adopted 2014 *East Anchorage District 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 (AO No. 2015-77) and the MOA PRD began the master planning process. The result is a PZC approved Master Plan that recognizes the community’s vision, establishes a framework for future development, and provides a long-range vision for Chanshtnu Muldoon Park over the next 20 years. More specifically, the *Master Plan* identifies and prioritized park improvements consistent with the desires of the East Anchorage community.

Two state grants totaling \$1.5 Million in funding were used to construct Phase 1 of the park in 2017 (*UDC Case 2016-044*). Phase 1 (Tract A) has resulted in a welcoming, year-round destination featuring an inclusive playground, parking lot, community event space, pavilion, play ribbon, and flexible open space located along the highly visible Muldoon Road corridor. 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.

Anchorage Parks & Recreation is continuing on the success of Chanshtnu Muldoon Park with the development of Phase 2. Funding for the development of Phase 2 includes \$750,000 in federal grants, \$500,000 in municipal bonds, \$30,000 Anchorage Park Foundation Challenge Grant, and over \$20,000 in private donations.

Phase 2 consists of the development of the Core Area of the park and is intended to be a transition zone from a more highly developed urban park (west/Phase 1) to a wilderness-fronting green space (east). It proposes a mix of developed facilities and natural areas intended for use by the larger community and neighborhood residents. The Phase 2 Core Area will feature:

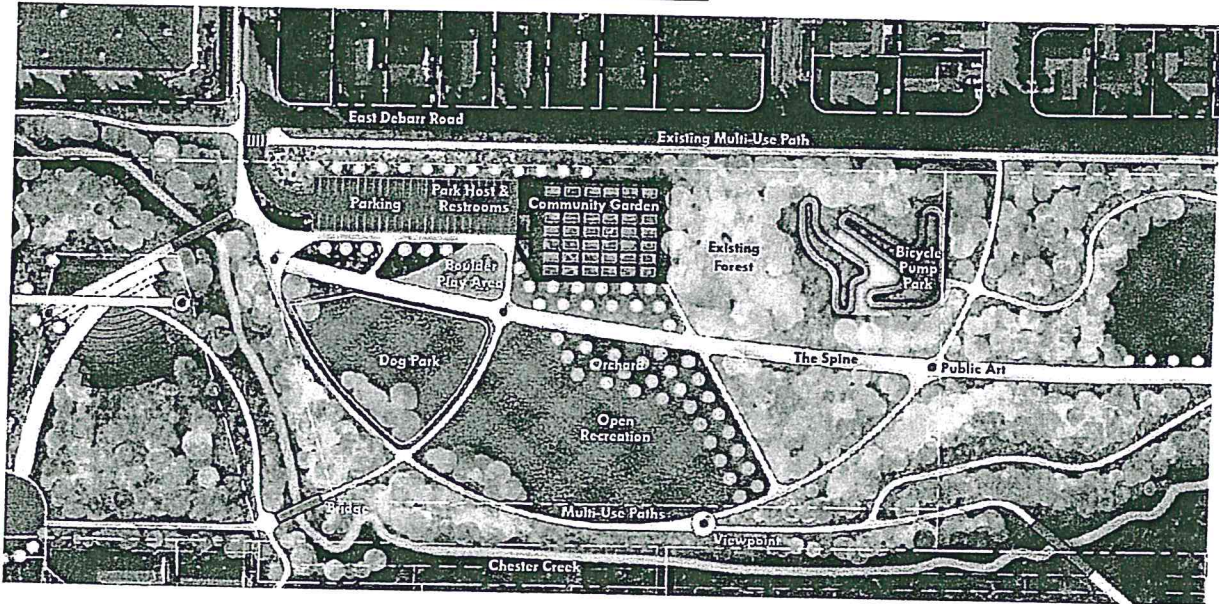
- Parking lot with 48 spaces (46 and 2 ADA) at the intersection of East Debarr Road and Boston Street
- Community Garden and Food Forest
- Dog park with separate small dog and large dog areas
- Boulderling and natural play area
- Bicycle Pump Park accommodating beginner and intermediate skilled bike riders of all ages
- Paved multi-use trail connection to Phase 1 with two bridges proposed for Chester Creek crossings (to be constructed as funding becomes available)
- Soft-surface and paved multi-use trails throughout, linking to adjacent neighborhoods and park areas (trail network to be completed as funding becomes available)
- Undisturbed natural areas (existing vegetation to remain)

Chanshtnu Muldoon Park Phase 2: Muldoon Estates Subdivision Tract C Site Plan

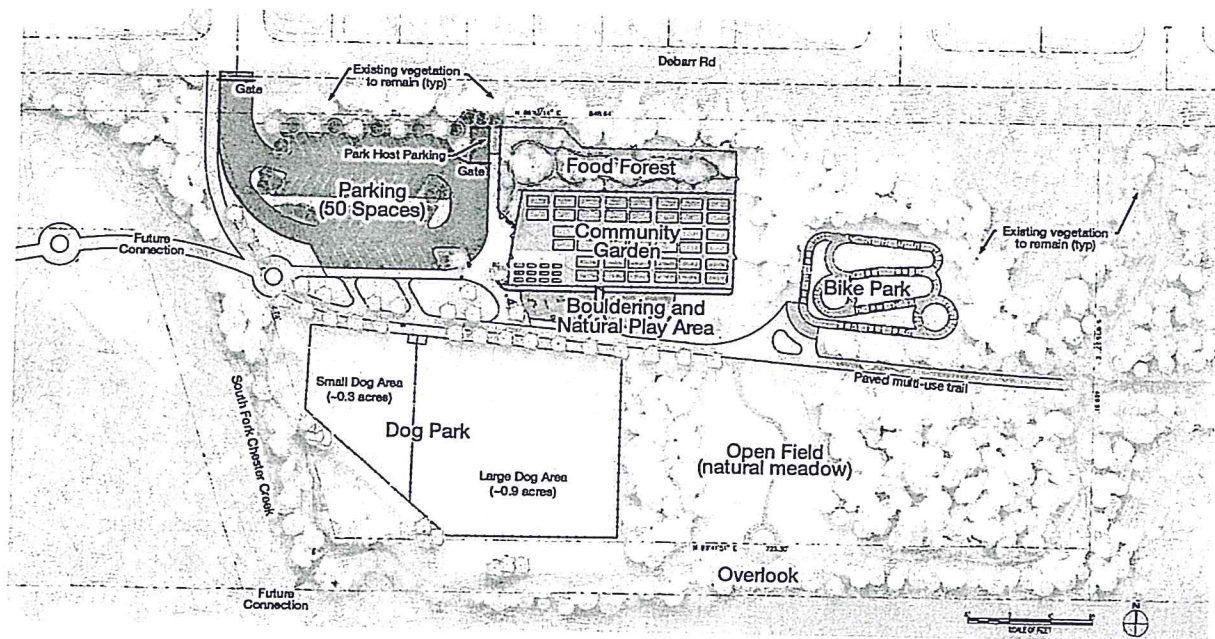
Community Use Park Site Plan Review under R2M Zoning Supplemental Application Information

- Open field (natural meadow)
- Viewing points of the Chugach Mountains

For more information on the amenities and features proposed for Phase 2, Muldoon Estates Tract C, please refer to the *General Site Plan Review Standards* section, *Use Regulations* (page X) of this narrative, and see [Figure C3 Proposed Site Plan](#) and [Figure L1 Overall Site Plan](#).



Muldoon Town Square Park Master Plan, Core Area Preferred Alternative (Chapter 4, Page 61)



Chanshtnu Muldoon Park Phase 2 Development: Concept Plan (April, 2019)

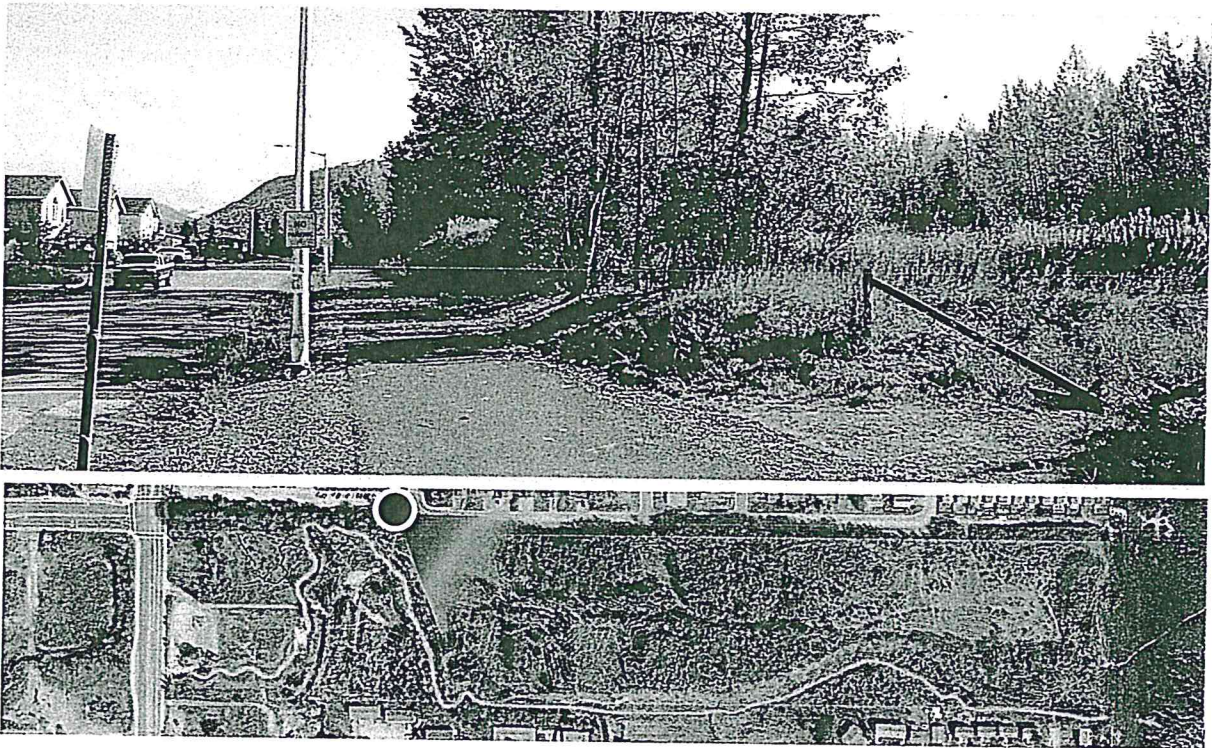
EXISTING CONDITIONS

ZONING

The property is currently zoned R2M *Mixed Residential District* which is intended primarily for residential areas that allow for single, two and multifamily dwellings. The R2M district permits community gardens and parks as by-right uses. The proposed Phase 2 development complies with and supports the intent of the R2M zoning district.

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. The adjoining Phase 1 of Chanshtnu Muldoon Park was completed in fall of 2017 and is used as a community use park. Properties to the north of the proposed Phase 2 development are residential land uses.



Existing conditions of Tract C from Debarr Road ROW, facing southeast.

The Anchorage 2040 Land Use Plan Map identifies Chanshtnu Muldoon Park to remain as a park use, adjacent to residential, compact mixed residential, and Town Center uses. The proposed Phase 2 improvements support the existing and planning land uses for East Anchorage by providing diverse recreational opportunities and enhancing the Town Center destination.

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SOILS AND TOPOGRAPHY

Chanshtnu Muldoon Park lies at the base of the Chugach foothills along the South Fork of Chester Creek. The topography of the park is relatively flat with subtle changes in elevation resulting primarily from the deposition of fill from development in the surrounding areas. Within the 26.74 acres encompassing the park, there is approximately 67 feet of vertical change as elevations generally slope from east to west and north to south consistent with the flow of water into Chester Creek. Along the park's northern boundary, the park sits slightly higher in elevation than the existing Debarr Road right-of-way and gradually rises in elevation (up to 10-15 ft.) east of Boston Street to the JBER boundary. Muldoon Estates Subdivision Tract C has about a 20 foot elevation change with the east side of the parcel being the highest.

Preliminary soil and geotechnical investigations for Chanshtnu Muldoon 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. Data presented in the Preliminary Geotechnical Report describes significant areas of organic fill south of Boston Street east to the property line abutting JBER. Fill depths range from 2 feet to more than 20 feet. Boring records indicate that the fill layer generally rests atop organic and peat materials ranging from 3 feet to 15.5 feet. Combined, the total depth of organics ranges from 8 feet to more than 30 feet.

DRAINAGE

The Chanshtnu Muldoon 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 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.

No stormwater infrastructure exists within the limits of Phase 2 park development (Tract C). Stormwater runoff currently infiltrates into the existing vegetation or drains via overland flow to Chester Creek. 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 potential impacts to water quality. The proposed site plan includes an improved drainage system at the new parking lot and incorporates rain gardens and green infrastructure for parking lot and dog park stormwater and snowmelt runoff management. The priority for site drainage is to prevent stormwater conveyance directly into Chester Creek. See Figure C3 Proposed Grading Plan.

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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 or immediately adjacent to Muldoon Estates Tract C, where Phase 2 developments are proposed.

CHESTER CREEK

The South Fork of Chester Creek is an anadromous stream that flows through Chanshtnu Muldoon 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 west boundary to the proposed site plan development of Muldoon Estates Tract C. The northernmost point of Chester Creek is within Debarr Road Right-of-Way.

ACCESS

Current vehicle and pedestrian access to Core Area of Chanshtnu Muldoon Park (location of Phase 2) is limited. An existing multi-use pathway runs adjacent to the park on the south side of Debarr Road, providing connections to the undeveloped park. An unimproved gravel driveway is located at the intersection of East Debarr Road and Boston Street and is currently closed to vehicles. This location serve as the primary vehicle and pedestrian access point to the proposed Phase 2 improvements.

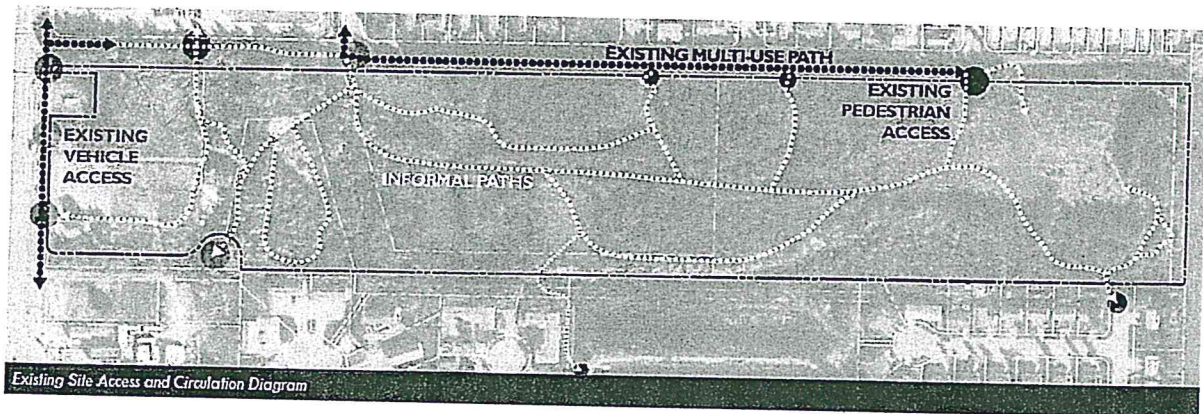
Vehicle and pedestrian access to Chanshtnu Muldoon Park (Muldoon Area) was developed as part of Phase 1 improvements. A driveway and dedicated parking area was constructed off of Muldoon Road as part of Phase 1. Pedestrian pathways link Phase 1 to Muldoon Road and the private property to the north, which includes the Boys & Girls Club, Muldoon Library, People Mover Transfer Station, State services, and other commercial businesses. Pedestrian connections from Phase 1 to the proposed Phase 2 will be provided through a series of pedestrian bridges over Chester Creek and through Muldoon Estates Tract B, to be included in a future phase once funding is secured.

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ONSITE CIRCULATION

While no formal or developed trails exist on site, the park has many informal footpaths. Existing routes helped to identify areas and destinations most desired, such as viewpoints, and a single-lane compacted earth vehicle drive serves as a main pedestrian trail corridor extending south from Boston Street through the site to the large open space area at the east end of the park. Local community members have cleared and maintained an informal loop-trail connecting the former service drive to the south bluff with views overlooking Windsong Park and adjacent wetlands.



Existing Site Access and Circulation Diagram from Muldoon Town Square Park Master Plan
(2016, pre-Phase 1 development)

PARKING

On-street parallel parking exists on Boston Street, north of East Debarr Road. There is no existing on-site parking, but in accordance with recommendations of the Muldoon Town Square Park Master Plan, a 48 vehicle parking lot is proposed as part of this site plan.

LANDSCAPING AND VEGETATION

Existing vegetation is largely a mix of mature evergreen and deciduous trees with dense understory. Forested areas are interspersed with clearings, transitional areas consisted of devil's club and cow parsnip, and open, grassy meadows. Trees include birch and spruce, with the predominant species consisting of alder and cottonwood in fill areas, on slopes, and in wet areas. Understory growth is a mix of woody shrubs and perennials including: willow, devil's club, raspberry, fireweed, yarrow, and various grasses.

UTILITIES AND LIGHTING

At present, there are no developed utilities located on the site of proposed Phase 2 improvements. 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. 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. The Muldoon Area developed during Phase 1 currently has electric and stormwater infrastructure.

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. A 15-foot Trail easement (DTP) borders the south and west property lines of Muldoon Estates Subdivision Tract C. See Attachment 3 Muldoon Estates Subdivision Plat No. 2014-30.

COMMUNITY MEETING INFORMATION – AMC 21.03.202C

The development of the Core Area as proposed in Phase 2, Muldoon Estates Subdivision Tract C site plan, represents the community's vision outlined in the *Muldoon Town Square Park Master Plan*. The *Master Plan* and resulting phases of development are the product of significant, meaningful, and continued public engagement intended to ensure that the needs and expectations of the community are met.

Close work with an eleven member Parks Advisory Committee was a large part of the community engagement efforts during the Master Planning process, the design of Muldoon Tract A (Phase I development), and continued through the design of Phase 2. 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.

PHASE 2 COMMUNITY MEETING: TITLE 21.03.020C

The following is a summary of the public involvement completed during the site plan design development for Chanshtnu Muldoon Park Phase 2, Muldoon Estates Subdivision Tract C which meets the community meeting requirement.

1. Parks Committee meeting on 1/17/19
2. Northeast Community Council attendance on 1/17/19
3. Parks Committee meeting on 2/21/19
4. Northeast Community Council attendance on 2/21/19
5. Parks Committee meeting on 3/21/19
6. Public Meeting at Northeast Community Council meeting on 4/18/19

Outreach included:

- a. Public Meeting Invite Postcards mailed to 1208 addresses within 550 feet of park and to Community Council
 - b. Federation of Community Councils email notifications (2) to full mailing list
 - c. E-Newsletter Invite to 367 project-specific emails for April 18th public meeting
 - d. Facebook Event inviting community to April 18th public meeting
7. Project website updates (ongoing)

The Public Meeting conducted at the Northeast Community Council meeting on April 18, 2019 was attended by 45 members of the public as well as Anchorage Assemblymen Pete Peterson and Forrest Dunbar. MOA PRD Project Manager, Steve Rafuse addressed concerns raised by the public and received positive feedback from those in attendance. See Attachment 4. Public Meeting Summary.

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 master plan for Chanshtnu Muldoon Park (*Muldoon Town Square Park Master Plan*) was approved by the Northeast Community Council [Dec. 17, 2015], the Scenic Foothills Community Council [Jan. 7, 2016], the Parks and Recreation Commission [Jan. 14, 2016], and the Planning and Zoning Commission [Apr. 11, 2016] with unanimous support by all three bodies. No objections or conditions were identified or added by the public, Parks and Recreation Commission, or Planning and Zoning 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 *Muldoon Town Square Park Master Plan* provides a 20-year vision for the development of Chanshtnu Muldoon Park. The *Master Plan* identifies community values, a preferred alternative for the park, design criteria for development, as well as an implementation timeline. The *Master Plan* also identifies management, maintenance, and programming strategies. Chanshtnu Muldoon Park is being developed in accordance to the following vision statement:

"Chanshtnu 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, comfortable environment in a unique and beautiful natural setting,"

- *Muldoon Town Square Park Master Plan (page 49)*

Development of the Core Area (Muldoon Estates Tract C) and trail construction is identified as a high priority in the Implementation chapter of the Master Plan for the Short Term, 2-5 years. Amenities proposed for this phase of development were identified by the Parks Advisory Committee and by participants at the public workshops during the master plan process, reviewed at numerous Northeast Community Council meetings during the development of the Phase 2 concept design, and is consistent with the approved Master Plan.

Improvements proposed as a part of Phase 2 include a community garden and food forest, fenced dog park, a bouldering and natural play area, paved multi-use and soft surface trails, a bike park, a parking lot and infrastructure. Additional improvements, including stormwater management, water for irrigation, 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 and through the MOA Planning Department's Pre-Application Review of the proposed Phase 2 development. The proposed site plan satisfies the requirements outlined in per Title 21.05.040.G Use Regulations for Parks and Open Areas.

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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 21.04.020.F. R-2M: MIXED RESIDENTIAL DISTRICT

The proposed site plan is consistent with the allowable uses under the R-2M Mixed Residential District. In addition to the variety of single, two, and multifamily dwellings allowed in the district, parks and community gardens are permitted uses. Chanshtnu Muldoon Park is a community use park and supports the residential and wider commercial development around the designated Muldoon and Debarr Town Center area. According to the Anchorage 2020 Comprehensive 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).

The proposed community use park is a permitted use under the R-2M 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 larger 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

Chanshtnu Muldoon Park falls under the Parks and Open Areas category of Community Uses. The category includes land uses 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. "Community gardens are defined as a private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one individual or family, for personal use and not for commercial gain," (AMC 21.05.040.G.1). Parks are to be used principally for active and/or passive recreation and to serve ecological and aesthetic functions.

Chanshtnu Muldoon Park is located in the Anchorage Bowl and is guided by the *Muldoon Town Square Park Master Plan*, approved by the Parks and Recreation Commission and the Planning and Zoning Commission. The proposed improvements are in alignment with the approved *Master Plan*, satisfying AMC 21.05.040.G.2.b.i.

The Parks and Recreation Commission has approved the proposed development as outline in this application at a public hearing (May 9, 2019) with full support and without conditions, satisfying AMC 21.05.040.G.2.b.2.

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The proposed Phase 2, Muldoon Estates Tract C, 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.

COMMUNITY GARDEN

Throughout Anchorage, and especially in East Anchorage, there is a high demand for limited community garden plots. During the Master Plan process, members of the public voiced a strong desire for a new community garden space; which resulted in the Master Plan proposing a community garden be located in the Core Area. The new community garden will increase activity within the park and provide access to local, healthy food opts for an increasingly dense and populated area of Anchorage.

The proposed garden layout includes (42) 10'x20' garden plots and (12) 3'x8' raised ADA accessible planters. Water and amenities to facility growth, health, maintenance, and function of the community garden will be provided. The community garden will be fully fenced to adequately protect the garden from wildlife and vandalism while retaining park aesthetics. Six pedestrian access points are proposed; two adjacent to the parking lot on the west end of the garden, one on the south fence adjacent to the bouldering area, two on the east fence, and one on the north connecting to the proposed food forest area. One vehicle access gate is located on the west end of the garden to accommodate maintenance vehicles. See Figure L3 Community Garden Enlargement for proposed community garden and food forest layout.

FOOD FOREST

For many East Anchorage residents, the identity of the Chanshtnu Muldoon Park site has long been tied to the Mann Leiser greenhouse and nursery. When combined with the community's desire to develop public spaces for food cultivation, an orchard or edible forest presents a unique opportunity to activate parkland for community health. The Master Plan recommends development of a programmed edible forest in the Core Area of the park that provides publically available, locally grown food and offers seasonal social harvest opportunities.

The proposed food forest includes ADA accessible pathway and soft-surface trail to navigate the area that will be fully enclosed by fencing with three access points. Plantings within the food forest will consist of hearty fruit bearing trees, edible shrubs and berry bushes, and low ground edible plants. See Figure L3 Community Garden Enlargement.

DOG PARK

Access to public open space is becoming increasingly important as East Anchorage continues to urbanize, particularly for dog owners who live in dense multi-family residences. The *Master Plan* includes a fenced off-leash area for residents to exercise and socialize with their pets, which is intended to protect and improve the health of the park by minimizing the dispersal of dog waste throughout the park as well as in sensitive riparian areas.

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Phase 2 proposes the construction of a dog park south of the parking lot and main asphalt trail. This easily accessible location was selected to promote responsible use by dog owners and minimize the occurrences of off-leash dogs loose in other areas of the park. The proposed off-leash dog park has two distinct, separated areas; one for large dogs and one for small dogs to encourage safe interaction between like-sized dogs. The fully enclosed fenced areas feature double entrances for leash transition areas. Mutt-mitt stations, signage, and bear-proof trash receptacles are proposed through this development. The grading of the dog park has been specifically design to maintain the health of Chester Creek, by directing stormwater away from the creek and into an onsite system that includes the use of rain gardens and vegetated bio-swales.

BICYCLE PUMP PARK

Communities thrive when youth and teens have opportunities to engage in meaningful outdoor recreation. Throughout the Master Planning process, members of the community cited a growing demand for alternative sport facilities such as skateboard parks and bicycle pump parks. The *Master Plan* recommends development of a bicycle pump park in the Core Area that is of good design and includes a mix of features to accommodate beginners and challenge skilled riders.

The proposed Bicycle Pump Park is located to the east of the parking lot, community garden, and bouldering area, separated by existing vegetation. Site lines into and through the Bike Park are maintained or established with the proposed pump park orientation to all passive monitoring and discourage undesirable activities. See [Figure C2 Proposed Site Plan](#) and [Figure L5 Bike Pump Track Enlargement](#).

BOULDER PLAY AREA

The Master Plan recommends a boulder play area to provide active recreation for all ages and abilities, and to compliment other programmed uses in the Core Area. Climbing features are visually aesthetic, can be customized to the preference of a community, and provide play equipment for individual and family recreation.

The Phase 2 development proposed the development of a Boulder Play Area adjacent to the south of the community garden. This location is highly visible and co-located for easy active and passive supervision and is designed to maintain sight lines into and through the Play Area to minimize hiding spaces and discourage vandalism. Design elements incorporate natural features to reinforce the wilderness and natural characteristics of the park, see [Figure L4 Bouldering Play Area Enlargement](#) and [Figure L8 Landscape Details](#).

PARKING LOT

The *Master Plan* recommends a parking lot within the Core Area to meet anticipated parking demand and reduce the burden on adjacent neighborhood streets. Vehicle access into the Muldoon Estate Tract C is proposed from one access point at the Debarr Road/Boston Street intersection. This driveway access point was identified during the master planning process as the preference of the MOA Traffic Engineer. A one-

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way looped parking lot with 48 angled spaces, including 2 ADA-accessible stalls, is proposed as part of this site plan. The new parking lot will also include space for a park host. The parking area and driveway will be constructed of typical asphalt pavement and structural fill. A gate will be placed at the driveway to the parking lot and will be locked after park hours (11 PM to 6 AM). The park host space will also feature a gate to secure their camper or vehicle while on site. See Figure C2 Proposed Site Plan.

UTILITIES AND LIGHTING

New parking lot lighting will be installed as well as an architectural feature light near the dog park entrance. Water service to the new community garden will extend from a connection point at the Boston-Debarr intersection. The park host area will be equipped with water and power service.

Power for the park host 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 northeast end of the parking lot at the park host space for ease of service access and screened with shrub vegetation, see Figure E2 Lighting, Power and Photometric Plans.

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. The architectural feature light proposed near the dog park entrance will provide additional light and improve visibility of the area. All site lighting has been located to provide adequate clear zones from pedestrian and vehicle circulation areas.

DIMENSIONAL STANDARDS AND MEASUREMENTS: TITLE 21.06

The minimum lot requirements in the R-2M district are 50 feet in width and at least 6,000 square feet of area for all uses. The maximum lot coverage is 40%. This parcel that Phase 2 lies within roughly 850' by 410' with a total of 322,270 square feet, exceeding the minimum. There are no proposed structures in the project that qualify towards lot coverage. All minimum lot dimension, setback, and height requirements are met.

BUILDING SETBACKS

The minimum yard requirements in the R-2M district are 20-feet in the front, 5-feet on the sides, and 10-feet in the rear. No structures are proposed for the site.

MAXIMUM HEIGHT

The maximum height of structures in the R-2M district is 30 feet. No structures are proposed for the site.

SIGHT DISTANCE TRIANGLES: 21.06.030.C.8

No proposed landscape plantings or obstructions, such as signs, are proposed within the Sight Distance Triangles.

DEVELOPMENT AND DESIGN STANDARDS: TITLE 21.07

21.07.090 OFF-STREET PARKING AND LOADING

There is a total of 48 proposed parking spaces, including 2 ADA accessible stalls, for the Phase 2, Muldoon Estates Subdivision Tract C park development. The single vehicle access drive to the off-street parking is located at the intersection of Debarr Road and Boston Street, which is the preference of the MOA Traffic Engineer.

Boston Street is a Class IC Neighborhood Collector. Debarr Road, east of Boston Street, is a Class IB Neighborhood Collector. Both are owned and maintained by the MOA. The east end of the parking lot will serve as loading/unloading for the community garden and other park uses.

Community gardens are required to have 1 parking space per 5,000 sf of lot area under Title 21.07.090, Table 21.07-4 *Off-Street Parking Spaces Required*. The proposed community garden is 19,436 sf and the food forest is an additional 10,034 sf for a total of 29,470 sf. This requires 6 parking space minimum, which the proposed 48 space parking lot exceeds.

The site falls under the *Park and Open Area* use category which does not have a specific parking requirement for parks without playfields (soccer, baseball, etc). 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.

The number of parking spaces proposed is based on anticipated use of facilities and the information provided in the Master Plan, see the earlier figure Muldoon Town Square Park Master Plan. Additionally, the park's proximity to major transit routes, developed sidewalk system, and adjacent neighborhoods encourage the use of alternative transportation to the park.

21.07.020 BUFFER/SETBACK REQUIREMENTS FROM STREAM, WATER BODY, AND WETLAND

The project site is located on a parcel adjacent to the upper South Fork of Chester Creek. A *Watershed Sign-off Form* has been completed and is included as Forms, Attachment 2. The required setback from a water course in all zoning districts, unless specifically except in another section to Title 21, 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. Since Chester Creek is not on the proposed Phase 2 site, Natural Resource Protection for watercourses is met. See section 21.07.020.B.6 below for more information.

21.07.020.BB.4.A WATER COURSES

No buildings, accessory structures or parking lots are located within 25-feet from the ordinary high-water mark/banks of nearby Chester Creek as defined by topographic survey done after the recently completed Chester Creek Realignment at Muldoon Road Project.

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21.07.020.B.6 DEVELOPMENT STANDARDS: B.6.B ACTIVITIES, USES AND STRUCTURES ALLOWED IN A REQUIRED WATER COURSE OR WETLAND SETBACK WITHOUT PRIOR APPROVAL

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). Future improvements intend to provide connectivity via paved multi-use trail from the west portion of the Phase 2 improvements to the already constructed Phase I portion of the park as outlined in the approved *Master Plan*. The permitting and construction of pedestrian bridges between Phase 1 and Phase 2 are anticipated to be completed as funding is secured in the future.

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.2.A). Under Title 21.07.020B.9.d, trails no wider than three feet and unpaved, except where part of an urban stream restoration project, are permitted in the streamside zone. A soft-surface trail is proposed along the top of the small bluff above Chester Creek along Phase 2's southwest and south edge. While the soft-surface trail can be placed in the outer 10-feet of the 25-foot streambank protection setback, it is not planned to be. The intention of the soft-surface trail is to capitalize on views and sun exposure and will comply with stream setback and streamside zone requirements.

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 walkways, and all areas of the site. Landscape planting areas, permeable surfaces (lawn and mulched) are incorporated throughout the proposed design to minimize drainage and storm water impacts while enhancing the aesthetic, recreation, and natural functions of the site. The access driveway drains towards the catch basin in the grass swale immediately east of the driveway in the Debarr Road ROW. The parking lot drains toward its center into a vegetated swale/rain garden where a culvert drains to a grassed swale leading to a rain garden prior to discharging to Chester Creek. Runoff from the dog park areas is to be collected in vegetated retention areas for natural infiltration, preventing dog waste from entering Chester Creek. See Figure C3 Proposed Grading Plan.

21.07.040.F SNOW STORAGE

A designated snow storage area for on-site snow clearing is located along the eastern edge of the parking lot at the community garden drop off. The community garden will not be used during times when snow will need to be stored. Storage is located in the host parking space provided the proposed gate is left open. Additional storage is located in the lawn areas of the center parking island. The asphalt parking area is approximately 25,925 square feet and requires a minimum of 1,297 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 C2 Proposed Site Plan.

21.07.060 TRANSPORTATION AND CONNECTIVITY

21.07.060.D Streets and on-site vehicle circulation

Vehicle access into Tract C of Muldoon Town Square Park will be provided at the Debarr Road/Boston Street intersection. This location was identified during the master planning phase by the MOA Traffic Engineer as the preferred driveway location. An improved driveway approach of 90-feet will lead to the asphalt parking area with a one-way looped drive aisle of 18-feet, providing sufficient service and emergency vehicle access, and meeting standards outlined in *21.07.090 Off-Street Parking and Loading*. A vehicle access gate will be located at the driveway entrance. Boston Street is a Class IC Neighborhood Collector. Debarr Road east of Boston Street intersection is a Class IB Neighborhood Collector. Both are owned and maintained by the Municipality of Anchorage (MOA). The east end of the parking lot will provide extra space for the loading and unloading of supplies for the community garden. See Figure C2 Proposed Site Plan.

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 with 8-10-foot typical widths throughout the site. All paved walkways and multi-use trails will 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 or a rolled curb. Along the southern most bay of parking, the side walk is 10' wide which allows for 8' of clear width when vehicles are present that overhang the walk.

Paved pedestrian trails will be constructed to connect features and functions on site. A soft-surface trail wrapping the south and east perimeter of the site that will provide access to an overlook area capitalizing on views and sun exposure. See Figure C2 Proposed Site Plan and Figure L1 Overall Site Plan.

21.07.060.F Pedestrian Amenities

The site improvements for this project includes pedestrian amenities in support of its function as a Community Use Park. A primary multi-use path from Boston Street and Debarr Road allows pedestrians to access the Phase 2 improvements. A total of four two-bicycle racks (8 bikes) are proposed on site near the community garden and bouldering play area.

Two portable toilet facilities (port-a-potties) will be located at the end of the parking lot for visitor convenience. The portable toilet facilities will be screened with a 12 ½-foot long by 8-foot wide by 7-foot high cedar screen fence. In addition, the proposed plan includes benches, and bear-proof trash receptacles.

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21.07.080 LANDSCAPING, SCREENING, AND FENCES

The site is vegetated with mostly native species of mature trees with the dominant species being cottonwood. Paper birch and white spruce are also present. The stand of trees found between DeBarr Road and the projects proposed parking area is cottonwood. Non-native tree species observed on site are pine and the invasive *Prunus padus* or May-Day chokecherry.



Boston Street, where the parking lot and community garden will be accessed from, can be seen in the center left of this photo with homes along DeBarr Road. The clear space in the center and right of the photo is where the proposed parking lot and community gardens will be located.

The planting plan will be native birch trees, tamarack, and hardy shrubs to satisfy MOA Title 21 Land Use Regulations and to maintain an aesthetic and natural park setting. The project will provide parking lot perimeter and parking lot interior landscaping as described below.

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. 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.

21.07.080.C Landscape Plan

See attached Landscape Sheets, Figures L1 through L9.

21.07.080.E.2.b Parking Lot Landscaping

A 48-space parking lot is proposed. The site is a residential district abutting arterial roadways and similarly zoned residential districts (R2M). Perimeter parking lot landscaping will meet requirements with Visual Enhancement Landscaping (L1)

Chanshtnu Muldoon Park Phase 2: Muldoon Estates Subdivision Tract C Site Plan Community Use Park Site Plan Review under R2M Zoning Supplemental Application Information

21.07.080.E.2.c Parking Lot Interior Landscaping

Interior parking lot landscaping is required for parking lots with more than 40 parking spaces. The proposed parking area is comprised of 48 spaces and therefore, a minimum of 5% of the parking lot and appurtenant drives square footage will be dedicated to interior landscaping.

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. Bear-proof trash receptacles are provided near main pedestrian areas for convenience. 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. However, the east end of the parking lot will provide extra space for the loading and unloading of supplies for the community garden. A vehicle access gate is provided at the park entrance and will be closed each evening.

21.07.080.G.4 Mechanical and Electrical Equipment

No mechanical equipment is proposed, however two portable toilet facilities (port-a-potties) will be located at the end of the parking lot for visitor convenience. The portable toilet facilities will be screened with a 12 ½-foot long by 8-foot wide by 7-foot high screen fence. Electrical equipment will be limited to a small transformer and switch panel for lighting controls.

21.07.080.H Fences

An 8' height vinyl coated chain link fence with wood cladding will surround the community garden and food forest. The fence is provided as moose protection. The dog park will be enclosed with 6' height vinyl coated chain link fence with double entrance gates to facilitate leashing and unleashing of dogs.

21.07.100 Exterior Lighting

Site lighting is proposed at the parking lot 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 parking lot and gathering areas. All site lighting has been located to provide adequate clear zones from pedestrian and vehicle circulation.

21.11.060 SIGNAGE

Park monument signage will be limited to the standard park designs and meet the standards of 21.11.060. Additional wayfinding and interpretive signage will be added at a later date but are not part of this project's scope.

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

Chanshtnu Muldoon Park has grown into a popular destination community use park in East Anchorage. The *Muldoon Town Square Park Master Plan*, its completed Phase I and proposed Phase 2 site plan include strategies to address off-street parking for the community use park. A parking lot was constructed onsite for Phase 1, and a second onsite parking lot with 48 spaces is proposed for Phase 2 to mitigate parking concerns expressed by area residents during the master planning and design phases. Additional off-street parking mitigation strategies included constructing important pedestrian connections from Phase I to the adjacent Muldoon Mall and to the Debarr Road and Muldoon Road intersection pedestrian crossing. It is anticipated that park visitors will be arriving from nearby transit stops and trails, in addition to the residential neighborhoods to the north and south; as such, continuing to develop pedestrian access points in accordance with the *Master Plan* as well as providing the recommended off-street parking will address these concerns.

The proposed Phase 2 parking area is intended to serve the Core Area of Chanshtnu Muldoon Park which includes the community garden and food forest, the bouldering area, dog park, bike park, trails and natural areas.

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 ground disturbing activities, the contractor will be required to prepare a Storm Water 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 regulated through the permitting process. The park development has also been designed to minimize off-site light pollution.

Impervious surface areas and landscape areas have been carefully coordinated to maximize infiltration of snow melt and stormwater on-site through the use of rain gardens and bio-swales. Landscape plantings and revegetation of the site will mediate the site's current condition as a gravel and fill storage site, ensuring improved health of Chester Creek and its habitat. Runoff from the dog park areas is to be collected in vegetated retention areas for natural infiltration, preventing dog waste from entering Chester Creek.

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 Chanshtnu Muldoon Park will enhance the area as a Town Center 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 and residential development are compatible uses within a Town Center area. The Phase 2 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: Phase 2 improvements provide appropriate pedestrian and recreation facilities and aesthetic and functional green spaces as reasoned within the overall master plan of the park. 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. Consideration is also given to the location of park elements to maximize solar gain and sun exposure.

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 and aesthetic character of adjacent character: Phase 2 implements concepts set forth and approved as a part of the Park’s overall master plan. Light fixtures, fencing, landscaping and other design features are consistent with the character of Phase I. New proposed improvements are intended to complement existing uses in addition to meet the demand for recreation.

Policy #50 - Healthy, mature trees and forested areas shall be retained as much as possible: Phase 2 improvements are being designed to retain as much existing vegetation as possible. Mature trees provide an aesthetic desired to be maintained. In particular, mature vegetation along DeBarr road will be retained to the greatest extent possible in order to maintain screening to adjacent residential development

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 Plan* as well as the *Long-Range Transportation Plan*. Because Chanshtnu Muldoon 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 Chanshtnu Muldoon Park, north of Windsong Park. This trail is shown connecting with a planned 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 east Anchorage 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 development of the *Muldoon Town Square Park Master Plan* included a Park Advisory Committee, which served as the “stakeholder advisory group” identified in the *East Anchorage District Plan*. The planning process also included coordination with public agencies and extensive public involvement throughout the plan development. 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 (EADP, 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.

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 is provided for daily use. 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 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 DeBarr 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 generally unused and unkempt with signs of illegal camps. Development of Phase 2 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 out of the site. The community gardens and food forest will provide an important resource to local users for fresh food and food security.

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.

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. Site amenities such as benches, 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. Inclusion of the bouldering and natural play area will encourage all-ages and abilities to participate in playful recreation.

D. THE VISUAL ATTRACTIVENESS OF THE LANDSCAPING:

An assortment of hardy landscape plantings have been chosen to provide visual interest as well as to enhance the overall aesthetic of the proposed park improvements. 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, help to soften the parking lot and other hardscapes, as well as delineate use areas and re-enforce sight lines. Compared to the current site, the proposed landscaping and improvements will contribute positively to the overall visual attractiveness of the site. Future phasing of implanting the park's *Master Plan* will continue this strong 'spine,' as shown in the *Master Plan*.

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 community garden, food forest and bouldering/ natural play area are included as part of the improvements. The community garden and food forest fencing will be of a higher standard with vinyl coated chain link with wood cladding and decorative entry gates. Decorative gates for the community garden and food forest pedestrian entries include hooped forms reminiscent and abstracted from the former greenhouse structures once occupying the site.

PRELIMINARY SCHEDULE AND ESTIMATED COSTS

The project is scheduled to start construction in the summer of 2020 and be completed in summer 2021.

ESTIMATED COSTS

<u>Plant Material Budget:</u>	\$299,950 (Landscaping Planting, Seeding+ Boulders)
<u>Total Landscape Budget:</u>	\$666,355 (Minus Parking, Lighting, Construction Costs, & Excavation)
<u>Construction Budget:</u>	\$1,309,549

The shown estimated costs include all phases and activities; it is anticipated some construction costs will be mitigated by work completed by MOA Parks & Recreation Department staff.

FEASIBILITY

The proposed Phase 2 improvements will be funded using a combination of \$750,000 in federal grants (ORLPP grant, see below), \$500,000 in municipal bonds, \$30,000 Anchorage Park Foundation Challenge Grant, and \$20,000 in private donations.

The National Park Service, funding agency of the Outdoor Recreation Legacy Partnership Program (ORLPP), awarded the MOA Parks & Rec Department a grant in 2017 for Chanshtnu Muldoon Park. The following is a summary of the grant-funded project elements and the estimated remaining funding available through the ORLPP grant, as well as the required matching contributions to be provided by the MOA or other non-federal sources:

<u>GRANT FUNDED PROJECT ELEMENT:</u>	<u>ESTIMATED \$:</u>
Dog Park	\$115,000
Community Garden and Orchard	\$145,000
Bike Pump Park	\$96,750
Boulder/Nature Play Area	\$190,000
<u>MATCHING CONTRIBUTIONS:</u>	<u>ESTIMATED \$:</u>
Trails and Connections	
Bridges - Muldoon Area (\$250,000)	\$650,000
Trailheads, signage, amenities (\$100,000)	\$50,000
Soft Surface Trails (\$46,750)	\$46,750
Additional Bike Pump Park Terrain Features	\$28,250
TOTAL:	\$1,375,000

Chanshtnu Muldoon Park Phase 2: Muldoon Estates Subdivision Tract C Site Plan
Community Use Park Site Plan Review under R2M Zoning Supplemental Application Information

FORMS & ATTACHMENTS

- | | |
|---|--|
| 1 | Muldoon Town Square Park – Legal Description |
| 2 | Watershed Sign-Off Form |
| 3 | Muldoon Estates Subdivision Plat No. 2014-30 |
| 4 | Public Meeting Summary |

LIST OF FIGURES

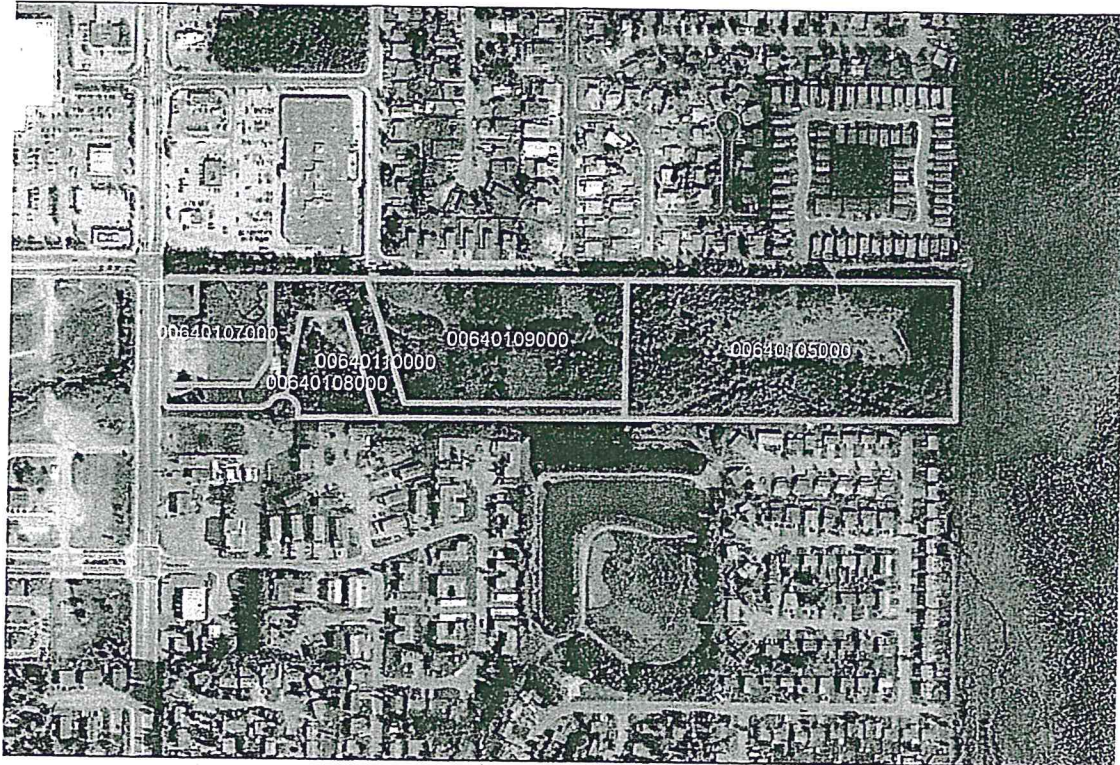
- | | |
|---------|---|
| 1 | Vicinity Map |
| C1 | Existing Site & Demolition Plans |
| C2 | Proposed Site Plan |
| C3 | Proposed Grading Plan |
| E1 | Legend, Fixture Schedule and Details |
| E2 | Lighting, Power and Photometric Plans |
| L1 | Overall Landscape Plan & Plant Schedule |
| L2 | Landscape Plan |
| L3 | Community Garden Enlargement |
| L4 | Bouldering Play Area Enlargement |
| L5 | Bike Pump Track Enlargement |
| L6 – L9 | Landscape Details |

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 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: Chanshtnu Muldoon Park Phase 2 (Muldoon Estates Subdivision)
- Project Location, Tax ID, or Legal Description: _____
Parcel: 006-401-09-000, Muldoon Estates Subdivision Tract C
- 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:

- X KBC **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information. * Southfork Chester ck runs adjacent to the S + W sides of the parcel + portions of the parcel may be within the 25' 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. New or additional mapping IS NOT REQUIRED.* -KBC
- _____ 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.

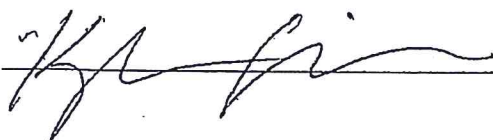
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

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. | | |

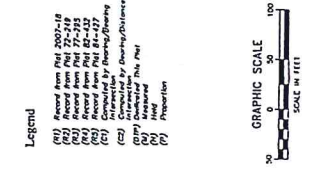
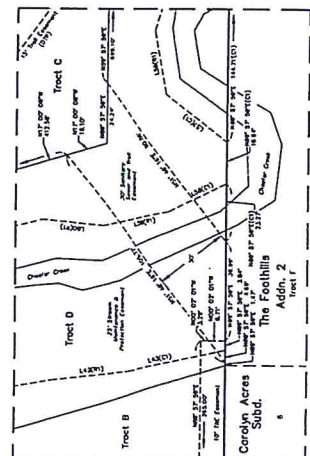
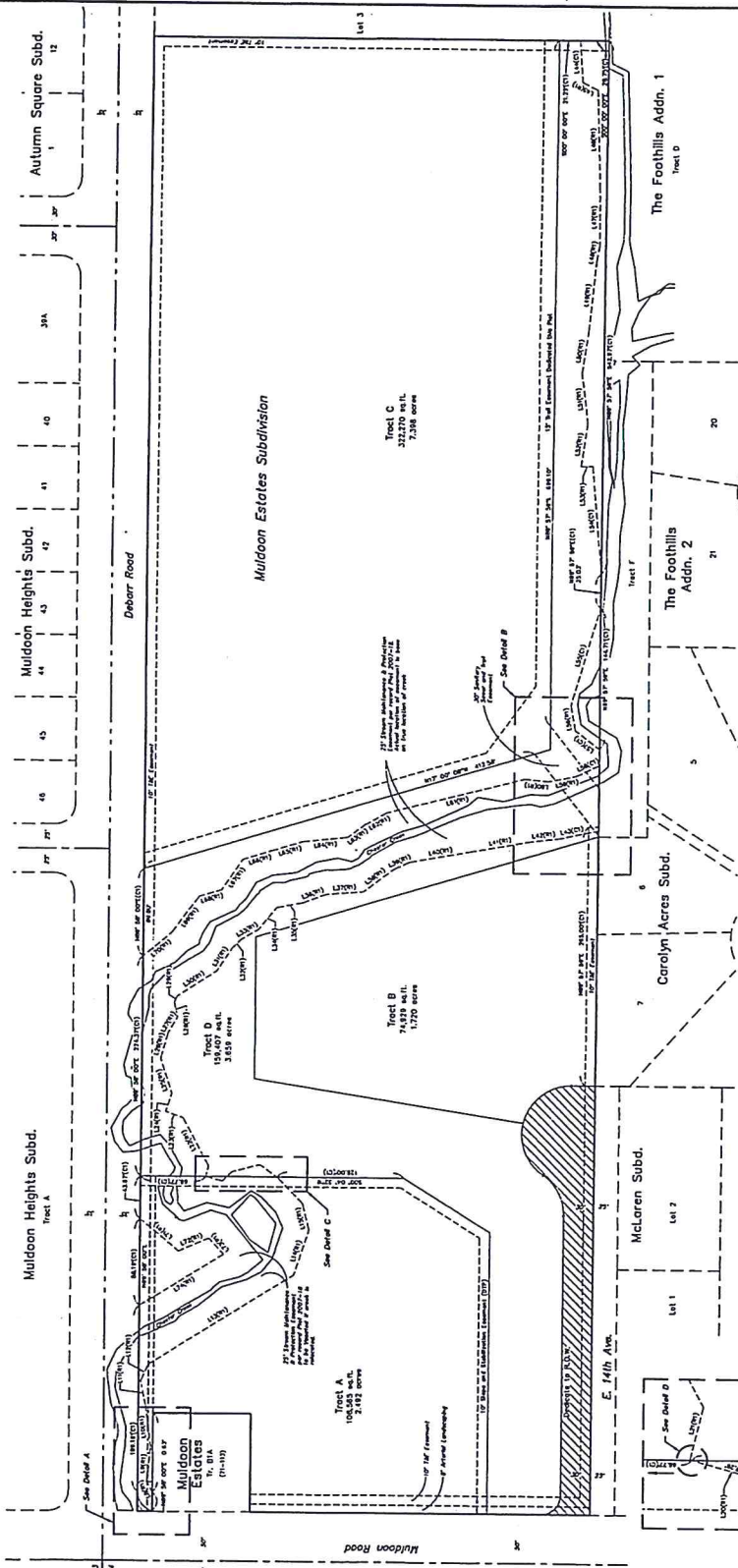
Inspection Certified By:

Date:


4/24/19

Stream Protection Element	Unit	Length	Direction
1	km	20.19	300° 47' 27"
2	km	45.84	315° 11' 43"
3	km	42.86	287° 14' 07"
4	km	17.28	291° 35' 35"
5	km	39.23	327° 32' 14"
6	km	58.17	330° 36' 05"
7	km	15.41	300° 07' 17"
8	km	73.83	301° 30' 10"
9	km	43.86	301° 30' 29"
10	km	21.73	302° 17' 27"
11	km	44.00	302° 17' 27"
12	km	13.63	301° 00' 18"
13	km	110.18	301° 30' 10"
14	km	104.17	312° 46' 01"
15	km	26.63	311° 31' 09"
16	km	21.07	312° 46' 17"
17	km	29.64	301° 30' 10"

Stream Protection Easement Line Table		
Line #	Length	Direction
144041	24.26	N 10° 16' 40" W
144042	23.17	N 07° 46' 33" E
144043	142.84	N 07° 46' 30" W
144044	24.68	N 07° 46' 30" W
144045	27.27	N 07° 46' 30" W
144046	71.61	N 25° 17' 27" E
144047	43.96	N 07° 46' 30" W
144048	20.84	N 07° 46' 30" W
144049	32.24	N 07° 46' 30" W
144050	37.08	N 07° 46' 30" W
144051	23.61	N 01° 21' 30" E
144052	66.79	N 07° 46' 30" W
144053	27.61	N 07° 46' 30" W
144054	31.23	S 06° 11' 10" E
144055	33.56	N 07° 46' 30" W
144056	23.25	N 07° 46' 30" W
144057	100.32	N 07° 46' 30" W



MULDOON ESTATES SUBDIVISION

Per lot

TRACTS A, B, C, and D
(see location map)

CRW Engineering Group, LLC
3940 Arctic Blvd., Suite 300
Anchorage, Alaska 99503

A Reevaluation of
Lot 1, B & C, Muldoon Estates Subdivision
as shown on the Final Plat for 2007-18, recorded
with the Anchorage Planning Department, dated
Section 24, T14N, R14E, 1st4th Avenue, North, Conveying 15.20
Acres of Land, and 154.00 Acres of Water, and 154.00

SPILL
Date: 11/2/2011
Created By: M.J.
Checked By: M.J.
Date: 9/3/2011

Lot 1, B & C, Muldoon Estates Subdivision
as shown on the Final Plat for 2007-18, recorded
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Section 24, T14N, R14E, 1st4th Avenue, North, Conveying 15.20
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Date: 11/2/2011
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Chanshtnu Muldoon Park Phase 2 Development Public Meeting

PUBLIC MEETING #1 SUMMARY

Thursday, April 18, 2019

Northeast community Council 7:00 PM to 10:00 PM

Project Team & Attendance

MOA Parks & Recreation Department

- Steve Rafuse, Project Manager

R&M Consultants, Inc.

- Van Le, AICP, Planner & PI Lead

Chanshtnu Muldoon Park Committee Members in Attendance

- Kristi Wood
- Stu Grenier
- David Ulmer
- Carla McConnell
- Selina Metoyer

Elected Representatives in Attendance

- Pete Peterson, Anchorage Assemblyman
- Forrest Dunbar, Anchorage Assemblyman

Total Attendance: 45 people signed into the meeting

Meeting Materials:

1. Graphic Boards
 - a. Inspirational Images of park elements
 - b. Design Concept
2. Fact sheet with concept

Meeting Summary

At 9:00 PM, Steve Rafuse, Project Manager from Anchorage Parks and Recreation provided an overview of Chanshtnu Muldoon Park Phase 2 development. Steve provided a brief overview of the park master plan, the community's vision and the development already completed for Phase I. He then provided an overview of Phase 2's elements including the food forest, which is similar to an

Workshop Outreach

- (1) Public Meeting Invite Postcards mailed to 621 addresses within 550 ft. of the park
- Federation of Community Councils email notifications (2)
- Facebook Event
- E-Newsletter Emails to 68 emails
- Project Website updates
- NECC Attendance 1/17/19 & 2/21/19
- NECC Parks Committee 1/17/19 & 2/21/19

orchard but has a hierarchy of edible fruit trees, shrubs and berries along with other low shrubs. He talked about the community garden plots that were important to the diverse community of NE and also as a connector to the farmer's market space built in Phase I that has been successfully used. Using the inspirational images board, Steve lead the audience through a photo summary of what the park elements could look like such as the bike pump track, the parking lot, dog parks which will be separated by a fence and gates for small dogs and large dogs, soft surface trails and an overlook over Chester Creek to the south.

Following the presentation, there was a discussion and question and answer period:

Q1. How was the entrance to the parking lot decided?

A: Lines up with Boston Street and has the highest visibility to the traffic entering Debarr Road as well as the park.

Q2. 50 parking spots seem to be really high and will bring more traffic into the neighborhood.

A: Providing adequate parking is essential to minimizing the impacts to the neighborhood such as spillover traffic and parking along neighborhood streets and in front of people's homes. Parking was determined based on the anticipated demand for future uses and amenities provided. Ultimately, the Municipal Traffic Engineer has the final say on the number of parking spaces.

Q3. What safety features are you putting into the park to deter crime?

A: The parking lot is located close to Debarr Road to ensure good visibility into the parking lot for passive surveillance by APD. Other safety improvements include lighting for the parking lot and dog park, as well as a space for a park host in the summer months providing a constant physical presence in the park. The parking lot will have a gate that will be closed by MOA Parks and Recreation staff at 11 PM and reopened at 6 AM.

Additionally, development of the park will activate the park and bring positive use to the park which will help drive out the negative uses such as illegal camping and drug use. The park's current condition as undeveloped, with hidden areas that attract negative activity, will be improved with the proposed amenities that will create a destination for more use and presence by the community. For example, the dog park and trails will provide a consistent presence year round in the park.

Q4. What is the age group of the users for the pump track?

A. The pump track will be designed for use by all ages with features that enable skills progression.

Q5. What is the proposed design of the community gardens?

A. The community garden will include approximately 40 (10'x20') garden plots with an additional 16 raised ADA garden beds.

Following the large group discussion, audience members were invited to the back meeting room for one on one discussions with the project team and Committee members. The meeting ended at 10:00 PM.



MUNICIPALITY OF ANCHORAGE
CHANSHTNU MULDOON PARK
PHASE 2 DEVELOPMENT

REVIEW SET
5/1/2019

UDC SUBMITTAL
MAY 2019
SHEETS ARE
11X17 HALF SIZE

ELECTRICAL

LANDSCAPING

CIVIL & SURVEY



Engineering, Inc.
 ANCHORAGE, ALASKA
 101 E. 10th Avenue
 Anchorage, AK 99501
 Phone (907) 278-0521
 Fax (907) 278-1121

BETTISWORTH-NORTH
 ARCHITECTS AND PLANNERS

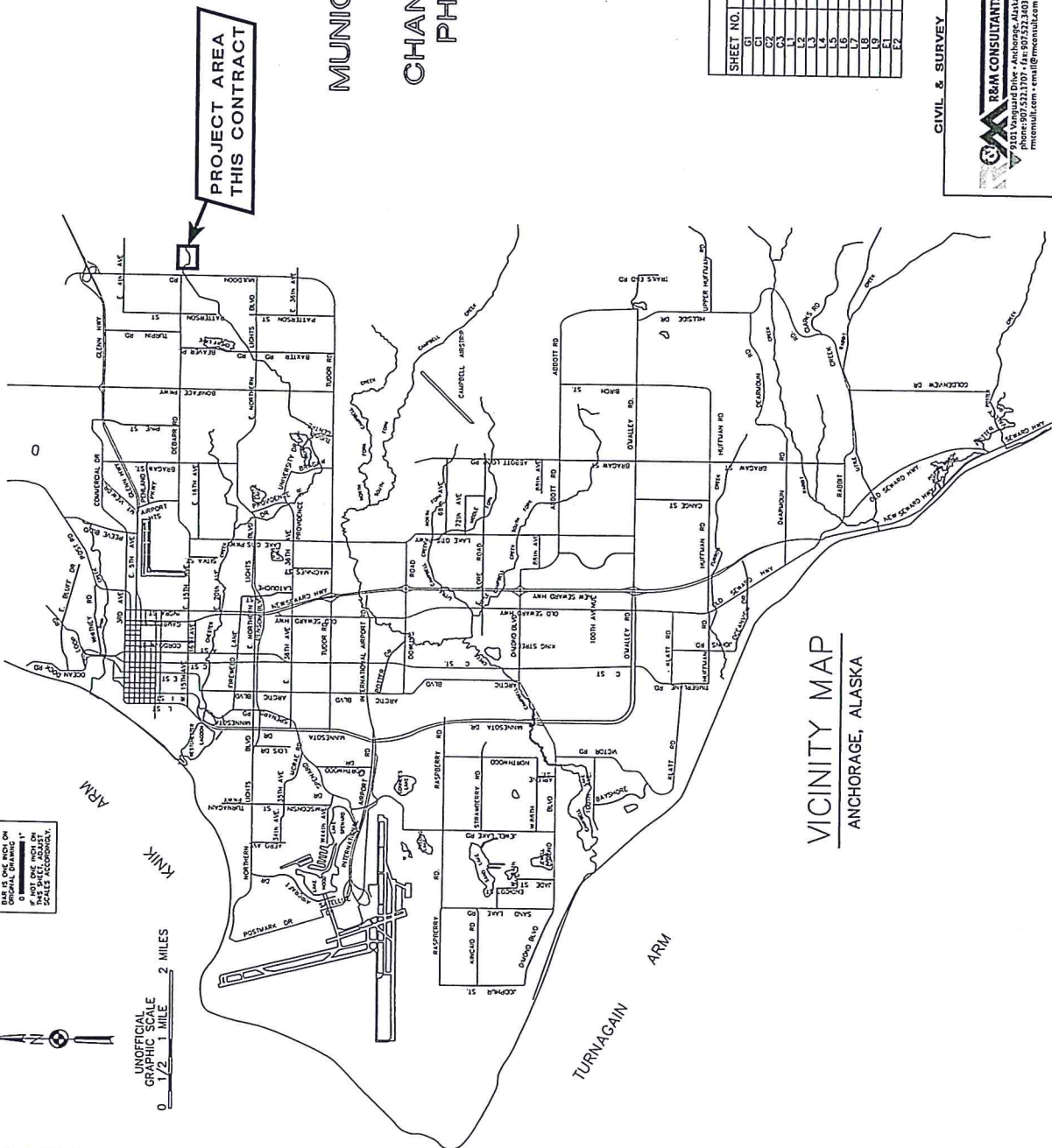


1600 DENALI STREET SUITE 710
 ANCHORAGE, AK 99503
 (907) 54-9780

R&M CONSULTANTS, INC.

10101 W. 10th Ave. Suite 100 Anchorage, Alaska 99507
 Phone: 907.522.1707 • Fax: 907.522.3403
 rmcconsult.com • email@rmcconsult.com

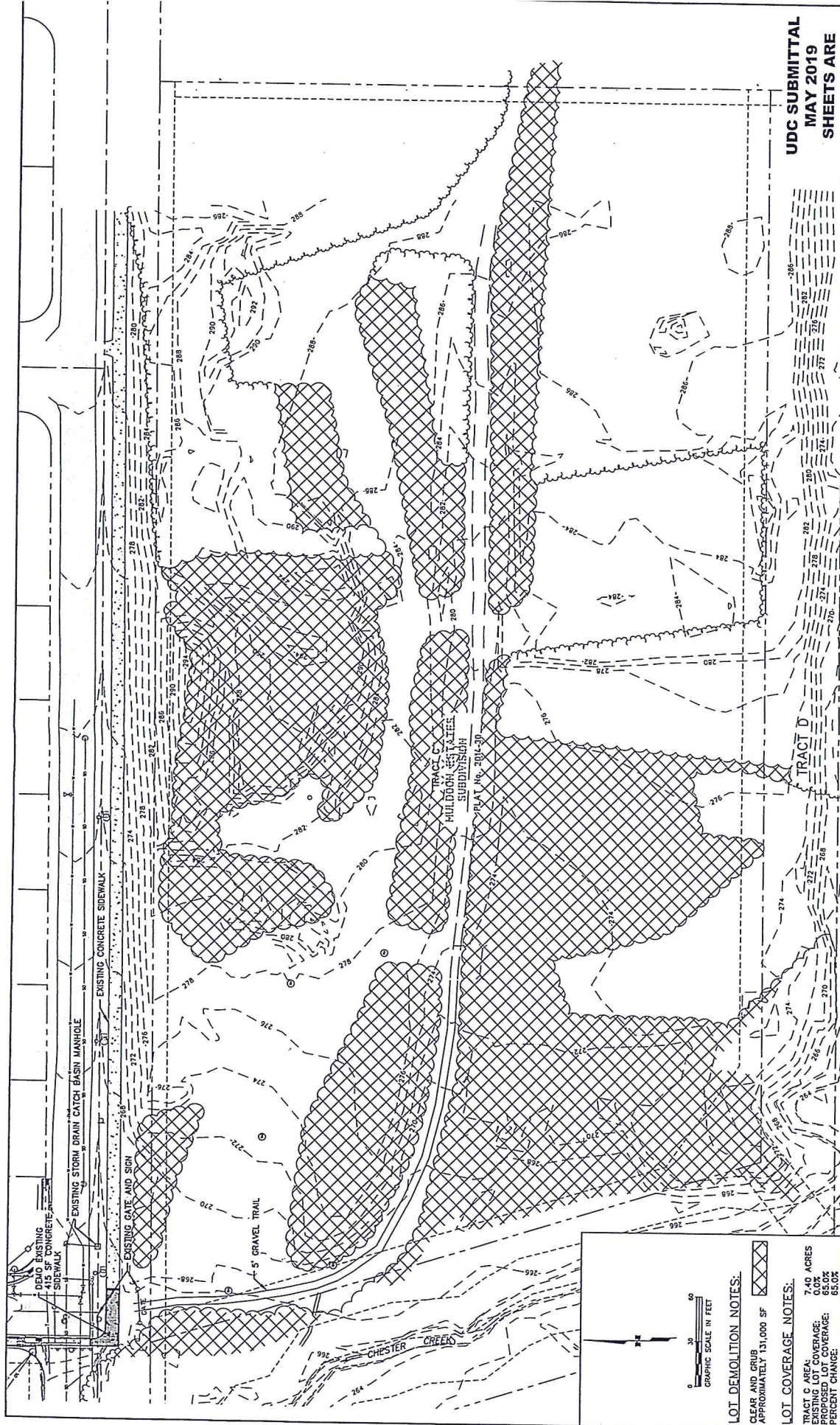
SHEET NO.	SUBJECT
C1	COVER SHEET & VISION STATEMENT
C2	EXISTING SITE & DEMOLITION PLAN
C3	PROPOSED SITE PLAN
C4	PROPOSED GRADING PLAN
C5	PROPOSED CONSTRUCTION SCHEDULE PLAN & PLANT SCHEDULE
L1	LANDSCAPE PLAN
L2	COMMUNITY GARDEN ENLARGEMENT
L3	BOULDER PLAY AREA ENLARGEMENT
L4	LANDSCAPE DETAILS
L5	LANDSCAPE DETAILS
L6	LANDSCAPE DETAILS
L7	LANDSCAPE DETAILS
L8	LANDSCAPE DETAILS
L9	LANDSCAPE DETAILS
L10	LEGEND, FINISH SCHEDULE AND DETAILS
E1	LEGEND, FINISH SCHEDULE AND DETAILS
E2	LEGEND, FINISH SCHEDULE AND DETAILS



VICINITY MAP
ANCHORAGE, ALASKA

VERTICAL SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 1" = 10' VERTICALLY
 1" = 10' HORIZONTALLY
 THIS SHEET, HOWEVER,
 SHOWS A 1:1 SCALE

UNOFFICIAL
GRAPHIC SCALE
 0 1/2 1 MILE 2 MILES



LOT DEMOLITION NOTES:
 CLEAR AND CRUB
 APPROXIMATELY 131,000 SF

LOT COVERAGE NOTES:
 TRACT C AREA:
 EXISTING LOT COVERAGE: 65.0%
 PROPOSED LOT COVERAGE: 65.0%
 PERCENT CHANGE: 0.0%

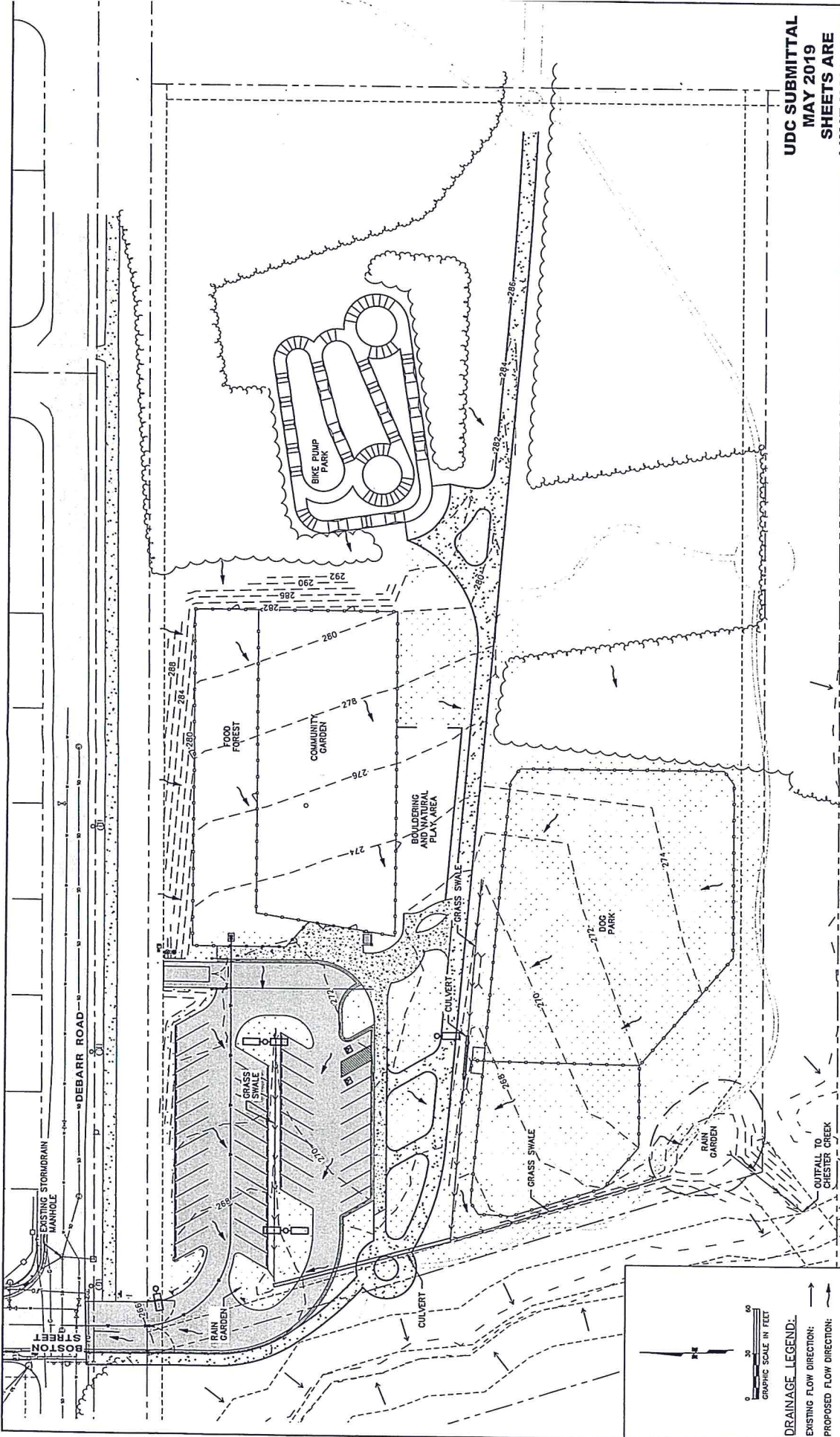
UDC SUBMITTAL
 MAY 2019
 SHEETS ARE
 11X17 HALF SIZE

FIELD BOOKS		DATE	LOCATION	ELEV.	FACE	DATA	DATE	REVISION	DATE	DESCRIPTION	BY
BOOK	NO.										
STATION											
CONTRACTOR											
INSPECTOR											
CONSTRUCTION RECORD											
VERTICAL DATUM											
PLAN CHECK											
REVISIONS											
CONSULTANT											
SEAL											
DATE 3/7/2019 GRID SW441											
SHEET C1 OF 15											

PARKS AND RECREATION
 DEPARTMENT
 CHANGSHU MULDOON PARK
 PHASE 2 DEVELOPMENT
 EXISTING SITE & DEMOLITION PLAN
 SCALE: 1"=30'
 ACCT. NO.
 DATE 3/7/2019 GRID SW441
 SHEET C1 OF 15

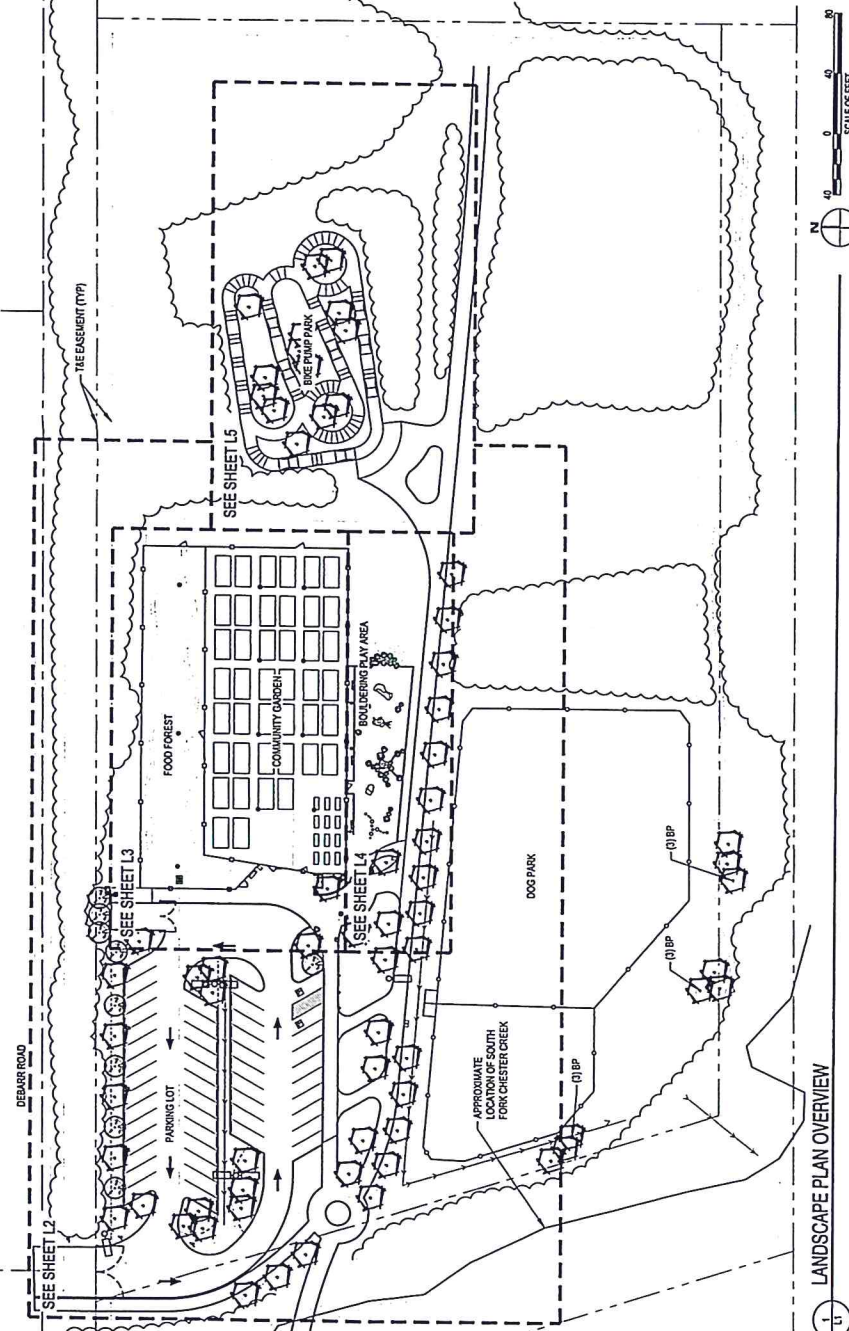


Anderson, Alaka & Associates, Inc.
 9101 Woodward Drive
 Anchorage, Alaska 99507
 Professional Engineer License No. 99507
 State of Alaska



UDC SUBMITTAL
MAY 2019
SHEETS ARE
11X17 HALF SIZE

PARKS AND RECREATION DEPARTMENT										CHASING MUDDY CREEK PHASE 2 DEVELOPMENT										PROPOSED GRADING PLAN										DATE 5/7/2019 (GRID:SW141)										SHEET C3 of 15																													
CONSULTANT										SEAL										SCALE 1"=30'										PROJECT NO.																																							
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PLANT SCHEDULE											
DECIDUOUS TREES						EVERGREEN TREES					
QTY.	SYMBOL	ASSR. LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES	QTY.	SYMBOL	ASSR. LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES
67		BP BETULA PAPIRIFERA	PAPER BIRCH	2" GAUPE	B&B SINGLE STEM	9		LS LARIX SIBIRICA	SIBERIAN LARCH	8" HEIGHT	B&B
SHRUBS AND PERENNIALS											
QTY.	SYMBOL	ASSR. LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES	QTY.	SYMBOL	ASSR. LATIN NAME	COMMON NAME	SIZE	FURNISHING NOTES
57		CA CAMCHROSTIS X ACUTIFLORIS	KINE FORESTER TANNER	1 GAL	POTTED	81		DG DIANTHUS WICKIED WITCH	WICKED WITCH	1 GAL	POTTED
43		RG ROSA RUGOSA	HANSA ROSE	2" HEIGHT	POTTED	94		SB SPIREA X BUMALDA	LIMEGOLD SPREA	18" HEIGHT	POTTED

MISCELLANEOUS QTY.		SYMBOL		DESCRIPTION	
-----				4" DEPTH TOPSOIL AND SCHEDULE A SEED MAX	
-----				4" DEPTH TOPSOIL AND SCHEDULE B SEED MAX	
-----				BENCH	
-----		3			
-----		4			
-----		5			
-----		11			

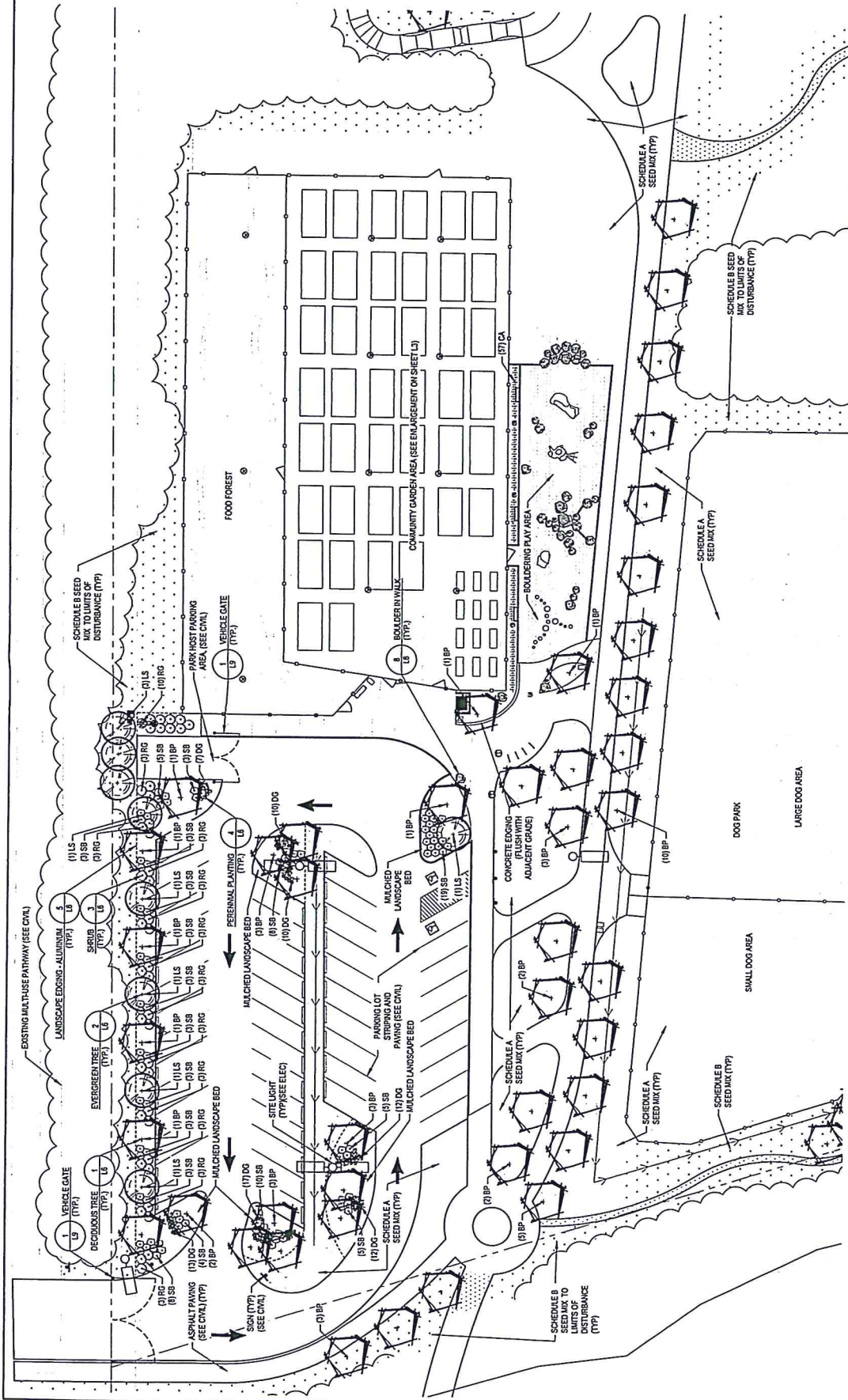
MEDICAL NOTES:
IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN THE PLANS OR ON THE SITE. MODIFICATIONS IN THE FIELD SHALL NOT BE MADE UNTIL APPROVAL HAS BEEN GRANTED BY OWNERS REPRESENTATIVE.
SEE PLAN AND SPEC. FOR DETAILS ON UTILITY PROCEDURES AND VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
ALL PLANTS SHALL BE NURSERY GROWN UNLESS OTHERWISE STATED.
ALL PLANTINGS SHALL RECEIVE 1" TOPSOIL AND 3" SHREDED BARK MULCH UNLESS OTHERWISE NOTED ON PLANS.
PROVIDE MAJOR PROTECTION FENCING FOR ALL DECIDUOUS TREES PER DETAIL 5.0A.

[illegible]

REQUIRED	UP TO 13 FOR SHRUBS	NA
PERESTROYAN AND RESTRUKTO TO 10 RESTRUKTO	NA	
EXISTING VEGETATION SUBSTITUTIONS	NA	
PROVIDED	TOTAL TREES 13	
	TOTAL SHRUBS 72	
	TOTAL PERSONNELS NA	
CODE	TREES EXCEEDING CODE	1
	SHRUBS EXCEEDING CODE	0

537 PROGRESS FOR CONSTRUCTION		MAY 2019
		PARKS AND RECREATION DEPARTMENT MILDOOR TOWN SQUARE PARK PHASE 2 DEVELOPMENT OVERALL LANDSCAPE PLAN & PLANT SCHEDULE
		[DATE: 9/1/2019] [CITY: 2019-041]

[illegible]



UDC SUBMITTAL
MAY 2019



LANDSCAPE PLAN ENLARGEMENT

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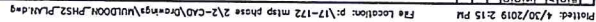
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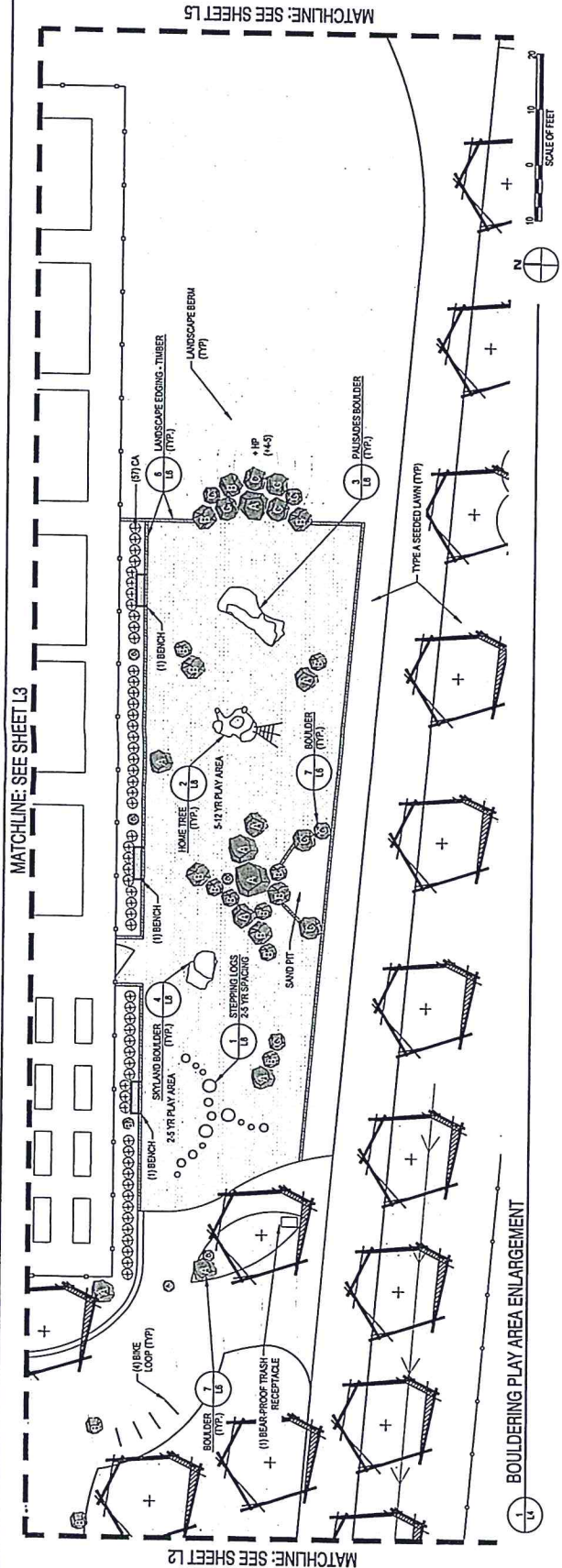
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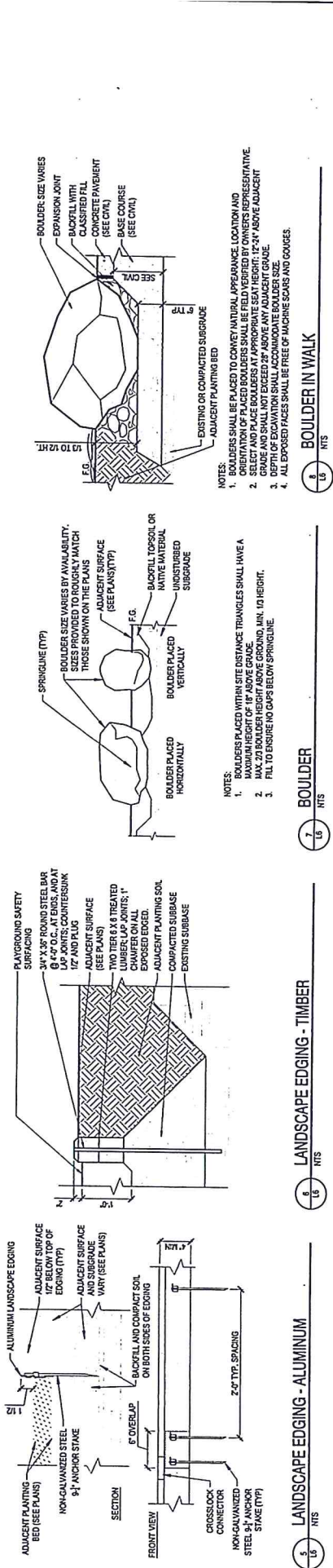
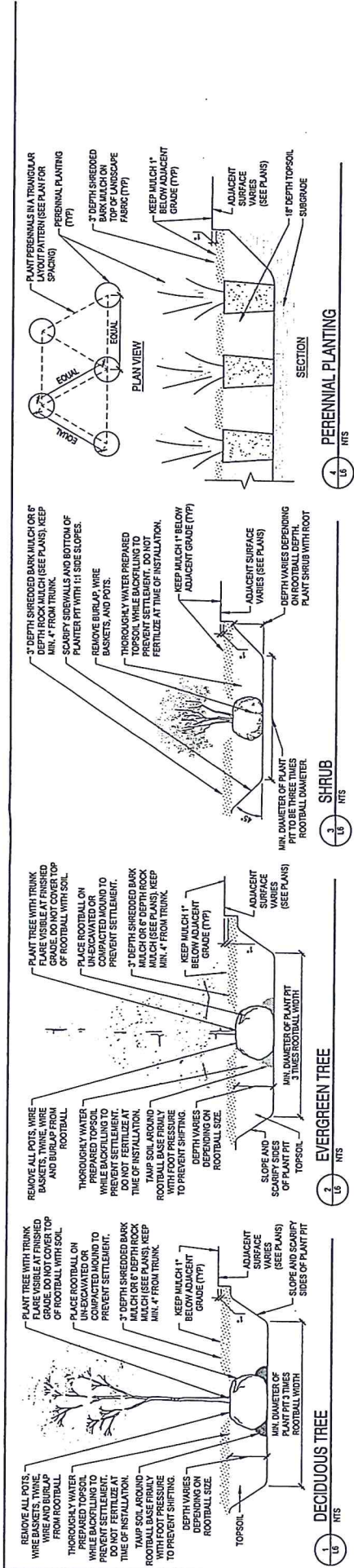
File Location: p:\17-172 misc phase 2\2-CAD\Drawings\WUDDON_PHS2_PWD.mg

File location: p:\17-172 msp phase 2\12-CAD\Drawings\WULDOON_PHASE2_PLANS.dwg Plotted: 4/30/2019 2:15 PM

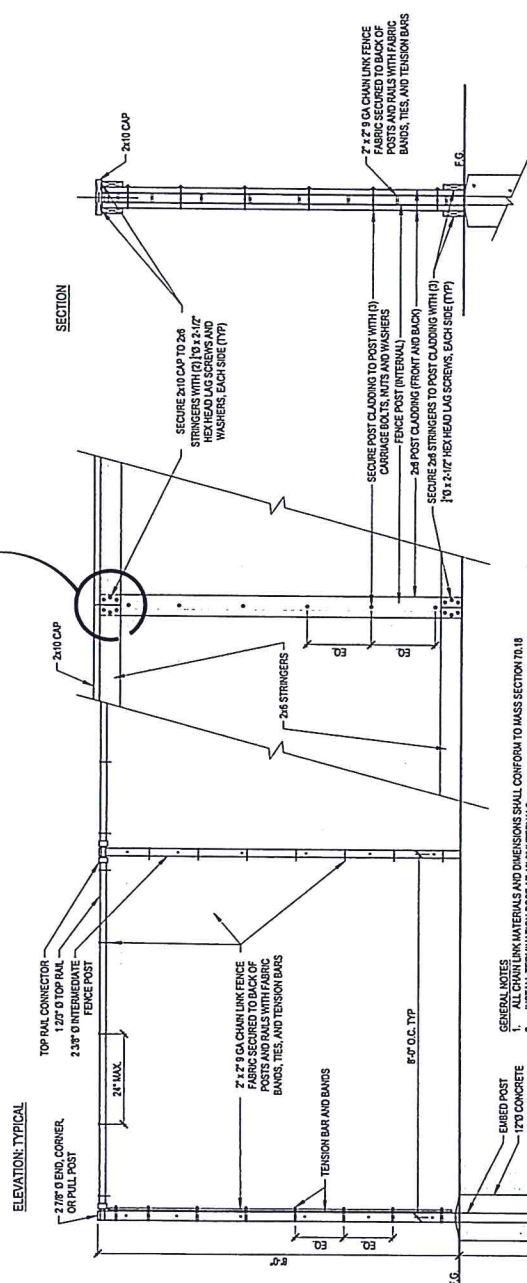
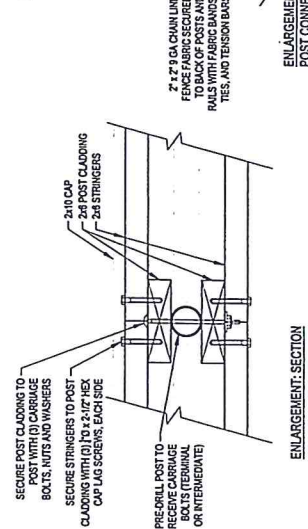
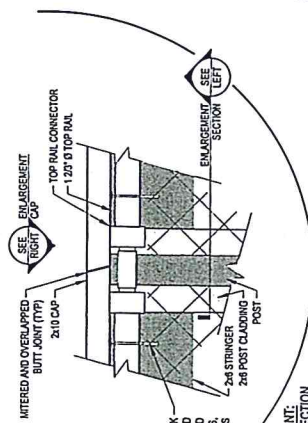


UDC SUBMITTAL
MAY 2019

PARKS AND RECREATION DEPARTMENT		MULDOON TOWN SQUARE PARK: PHASE 2 DEVELOPMENT BOULDERING PLAY AREA ENLARGEMENT		DATE: 5/7/2019 (GRID: SW1441)	SCALE:	SHEET: 14	15
NOT FOR CONSTRUCTION		BETTSWORTH		CONSULTANT		SEAL	
FIELD BOOKS		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
STANDARD		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
CONTRACTOR		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
INSPECTOR		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
CONSTRUCTION RECORD		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
FIELD BOOKS		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
STANDARD		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
CONTRACTOR		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
INSPECTOR		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION
CONSTRUCTION RECORD		DATE	REVISION	DATE	DESCRIPTION	BY	REVISION



UDC SUBMITTAL MAY 2019									
PARKS AND RECREATION DEPARTMENT HUDSON TOWN SQUARE PARK PHASE 2 DEVELOPMENT LANDSCAPE DETAILS									
NOT FOR CONSTRUCTION									
95% PROGRESS									
BETTSWORTH									
CONSULTANT									
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GENERAL NOTES

1. ALL CHAIN LINK MATERIALS AND DIMENSIONS SHALL CONFORM TO MASS SECTION 70.18
2. INSTALL TERMINATION POST AT 48" INTERVALS.
3. ALL HARDWARE AND COMPONENTS TO BE HOT-DIPPED GALVANIZED.
4. FENCE FABRIC SHALL BE BLACK VINYL CLAD.
5. ALL WOOD TO BE PLACED WITH HEARTWOOD FACING TOWARDS FENCE.
6. THE FENCE FABRIC AT EQUAL SPACING, MAX. SPACING SHALL BE 24" INCHES.
7. ALL WOOD COMPONENTS TO BE PRESSURE TREATED AND APPROPRIATE FOR INSTALLATIONS IN CONTACT WITH GROUND.

WOOD CLAD FENCE

[illegible]

SF002

Model	SF002
Dimensions	18" tall x 10-28" dia
Use Zone	12'-10" dia to 12'-28" dia
Ages	2-5, 5-12



Home Tree

Model	AP004
Dimensions	17-5" x 6-3" x 6-4"
Use Zone	23-5" x 18-3"
Age	5-12



Palisades Boulder

Model	CB001
Dimensions	73'-0" x 6'-6" x 8'-2"
Use Zone	25'-0" x 18'-6"
Agcs	5-12, Beyond



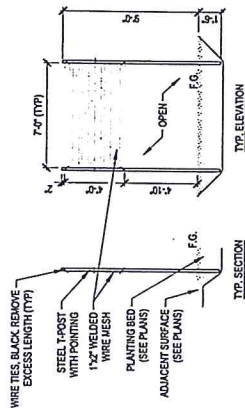
Skyland Boulder

Model	CB023
Dimensions	7'x 4'-8" x 8'
Use Zone	19'x 16'-8"
Ages	5-12 Beyond



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STEN
MTS



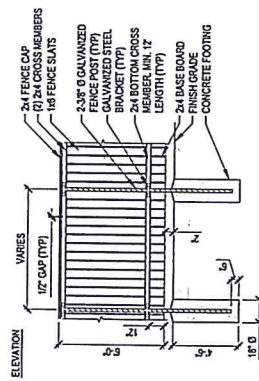
- NOTES:**
1. MOOSE PROTECTION FENCING REQUIRED AROUND ALL NEW DECIDUOUS TREES.
 2. FOR INDIVIDUAL TREES, MIN. 3 POSTS REQUIRED PER TREE.
 3. FOR TREE GROUPINGS, PLACE T-POSTS SO THAT MESH DOES NOT TOUCH BRANCHES.

87

MTS

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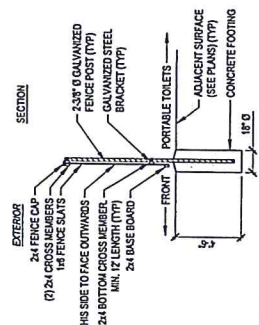


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2

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NTM



- NOTES:**
- 1) ALL FASTENERS & HARDWARE TO BE HOT-DIPPED GALV. STEEL
 - 2) MAINTAIN TOP OF FENCE AT UNIFORM ELEVATION
 - 3) ALL WOOD SHALL BE STANDARD GRADE OR BETTER
 - 4) 2X6 AND 2X4 WOOD MEMBERS SHALL BE TREATED DUG OR HEM FIR
 - 5) 1X3 FENCE SLATS SHALL BE CEDAR AND RECEIVE (2) COATS OF UV INHIBITING STAIN
 - 6) GALVANIZED POSTS PER M.A.S. SECTION 7018 CHAIN LINK FENCE

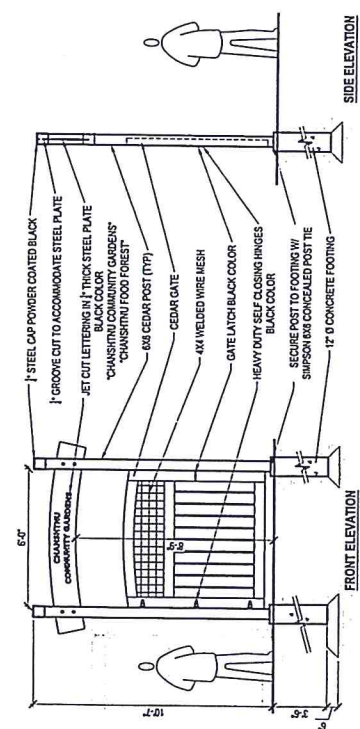
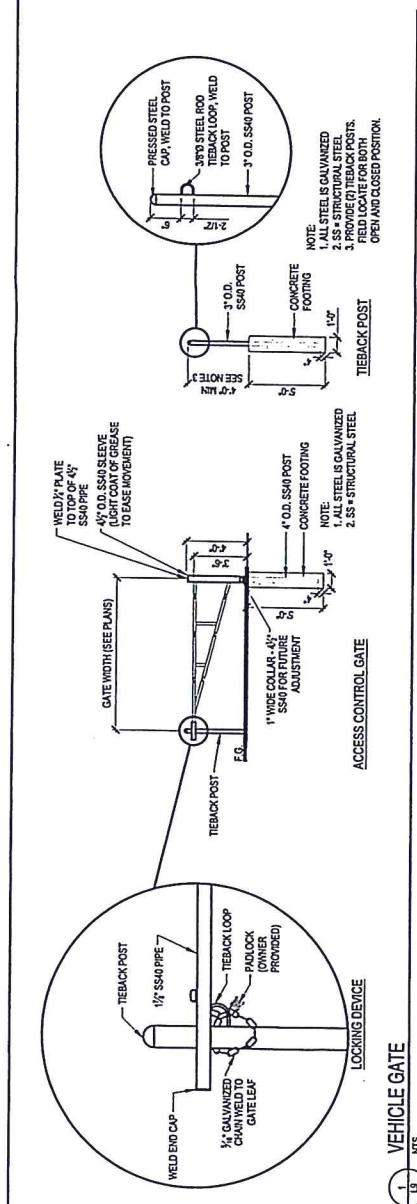
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+

6) GALVANIZED POSTS PER M.A.S.S. SECTION 70.18 CHAIN LINK FENCE

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FIELD BOOKS										REVISIONS										PLAN CHECK										CONSULTANT										NOT FOR CONSTRUCTION										PARKS AND RECREATION DEPARTMENT										MULDON TOWN SQUARE PARK PHASE 2 DEVELOPMENT LANDSCAPE DETAILS										SCALE: DATE: 04/2010 DIB: 50141 SHEET 18 of 19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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COMMUNITY GARDEN PEDESTRIAN GATE

19 NTS

UDC SUBMITTAL
MAY 2019

PARKS AND RECREATION DEPARTMENT										MULDOON TOWN SQUARE PARK: PHASE 2 DEVELOPMENT LANDSCAPE DETAILS										DATE: 5/7/2019 (2019.05.07)		SHEET 19 OF 15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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COMMENTS

Hodges, Collin P

From: Ellis, Steve M.
Sent: Monday, June 24, 2019 1:45 PM
To: Hodges, Collin P
Subject: Muldoon Park
Attachments: Tract C.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Collin,

Comments for the Tract C Dog Park area,

WMS will look at the capacity and the infiltration rate of the rain garden for warm weather events and during break up conditions. Chester Creek is listed as impacted by fecal coliform bacteria. We need to construct adequate treatment for the runoff from the dog park. Failure to do this right could cause monitoring of the outfall and possible reconstruction of this portion of the storm water system.

Steven Ellis
Flood Hazard Administrator
Watershed Management Services
Project Management and Engineering
907-343-8078

This is an aerial map of a residential and commercial area. The map is oriented with North at the top. A large, irregularly shaped area in the center is labeled 'AREA OF MINIMAL FLOOD HAZARD ZONE'. This area is mostly open land with some trees and a few small structures. To the left of this area, there is a grid of lots, many of which are numbered. Some of the lot numbers visible are 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500. The map also shows several streets, including 'Ryeonke Plac', 'Boston Street', 'Carolyn', and 'Ryeonke Plac'. There are also some labels for 'TRD' (Total Residential Density) and 'TRF' (Total Residential Density). The map is a black and white aerial photograph with white lines and text overlaid.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: June 12, 2019

RECEIVED

To: Dave Whitfield

JUN 12 2019

FROM: Kyle Cunningham

PLANNING DEPARTMENT

SUBJECT: Case 2019-0083 & 2019-0084: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the July 10, 2019 Urban Design Committee hearing:

- 2019-0083 – Major Site Plan Review for Chanshtnu Muldoon Park Phase 2 Development;
 - There are streams located on this property and the stream protection setbacks will be as specified in AMC 21.07.020 or as specified in future adopted provisions of AMC 21. Portions of streams contained within mapped wetlands are subject to setbacks as described in the Anchorage Wetlands Management Plan.
- 2019-0084 – Request by Harthaven Pet Cremation Services, Inc. for a Design Variance from AMC 21.05.040C.3.b.ii. to allow a cremation incinerator to be located less than 200 feet from any residential use or zoning district.
 - WMS has no comments regarding this case.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

June 12, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

JUN 12 2019

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

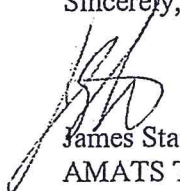
The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2019-0081: 3800 University Lake Drive
- 2019-0083: Muldoon Estates Subdivision, Tract C
- 2019-0084: 7309 Arctic Boulevard
- 2019-0085: 909 Photo Avenue

The DOT&PF Central Region Zoning and Platting Review Committee has comments on the following zoning case:

- 2019-0075: 11808 Old Glenn Highway
 - Resubmit plat showing internal circulation.
 - South driveway exit shall only have a single lane accessing Old Glenn Highway.

Sincerely,


James Starzec

AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."



MEMORANDUM

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DATE: June 10, 2019

JUN 10 2019

TO: Current Planning Division Supervisor.
Planning Department

PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2019-0083 Major Site plan review for Chanshtnu Muldoon Park Phase 2 Development**

Traffic Department recommend approval of the site plan with the following comment;

Resolve with Traffic department to provide the required signage for proposed traffic flow and parking within the proposed parking area.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

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JUN 10 2019

MEMORANDUM

PLANNING DEPARTMENT

Comments to Urban Design Commission Applications/Petitions

DATE: June 10, 2019
TO: Dave Whitfield, Planning Section Supervisor
FROM: Brandon Telford, Private Development Plan Review Engineer
SUBJECT: Comments for Urban Design Commission
Public Hearing date: July 10, 2019

Case 2019-0081 – Major Site Plan Review for University Lake Annex Building Renovation.

Department Recommendations:

Private Development has no comment on the Major Site Plan Review.

Case 2019-0083 – Major Site Plan Review for Chanshtnu Muldoon Park Phase 2 Development.

Department Recommendations:

Private Development has no comment on the Major Site Plan Review.

Case 2019-0084 – Request by Harthaven Pet Cremation Services, Inc. for a Design Variance from AMC 21.05.040C.3.b.ii. to allow a cremation incinerator to be located less than 200 feet from any residential use or zoning district.

Department Recommendations:

Private Development has no comment on the request for a design variance.

Case 2019-0085 – Request for a Design Variance from AMC 21.07.110F.4. to allow access to parking from Photo Avenue instead of from the alley in the rear of property.

Department Recommendations:

Private Development has no comment on the request for a design variance.



MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

Date: June 5, 2019

To: Planning Department, Current Planning Division

Thru: *CL* Christy Lawton, Public Health Division Manager

DH Darcy Harris, Environmental Health Program Manager

From: *JN* Janine Nesheim, Environmental Sanitarian III

Subject: Comments Regarding CUP 2019-0083, MOA Parks & Recreation
Department, Major Site Plan Review for Chanshtnu Muldoon Park Phase 2
Development

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JUN 06 2019

PLANNING DEPARTMENT

No Comment.

Cc Darcy Harris, Environmental Health Services Program Manager

INCIDENT HISTORY SUMMARY LAW FOR PRIOR INCIDENTS AT LOCATION

Click on heading to change sort order.

CALL	DATE	ENTRY	CLOSE	P	TYPE	UNIT	DISPO	LOCATION
<u>A191310504</u>	05/11/19	16:53	17:48	3	DIST	13C2	R	1301 MULDOON RD ,ANC
<u>A190990633</u>	04/09/19	17:51	18:17	2	DWI	11C1	C	1301 MULDOON RD ,ANC

NUMBER OF RECORDS DISPLAYED: 2

RECEIVED

MAY 30 2019

PLANNING DEPARTMENT

2019-0083

APD

MEMORANDUM

DATE: May 29, 2019

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Hearing date: July 10, 2019

Agency Comments due: June 12, 2019

RECEIVED
MAY 30 2019
PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2019-0081 APU-UAA TR UA-1, Major Site Plan Review for University Lake Annex Building Renovation, Grid SW1735

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this site plan review.

2019-0083 MULDOON ESTATES TR C, Major Site Plan Review for Chanshtnu Muldoon Park Phase 2, Grid SW1441

1. AWWU water is available to this parcel, sanitary sewer is not available to this parcel.
2. AWWU has no objection to this site plan review.

2019-0084 GRAHAM LT 24, Request by Harthhaven Pet Cremation Service, Inc. for a Design Variance from AMC 21.05.040C.3.b.ii to allow a cremation incinerator to be located less than 200 feet from any residential use or zoning district, Grid SW2130

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to design variance request.

2019-0085 FRANK DICKSON BLK 3 LT 9, Request for a Design Variance from AMC 21.07-110F.4 to allow access to parking from Photo Avenue instead of from the alley in rear of property, Grid SW1629

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to design variance request.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz



MUNICIPALITY OF ANCHORAGE



Development Services Department
Addressing Section
Addressing email: addressing@muni.org

Phone: 907 343-8466
Fax: 907 249-7868

Mayor Ethan Berkowitz

RECEIVED

May 24, 2019

MAY 24 2019

PLANNING DEPARTMENT

Case 2019-0083 Chanshtnu Phase 2

- a. Please DO NOT use the Muldoon address for this phase. Phase 2 will be officially assigned a unique address once construction begins. For emergency response the address must be from the street it accesses, which will be Debarr Rd.
 - i. Also, Phase 1 is addressed as 1377 Muldoon Road, please correct all records to reflect the officially assigned address.

Karleen Wilson
Address Official
907-343-8168

POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0083

I, Stephen Rafuse 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 major site plan review. The notice was posted on June 18, 2019 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 18 day of June, 2019.


Signature

LEGAL DESCRIPTION

Tract or Lot: Muldoon Estates Tract C (Chantigny Muldoon Park)

Block:

Subdivision: Muldoon Estates

Chanshtnu Muldoon Park Phase II Development

Notice of Public Hearing (UDC 2019-0083)

posted 6/18/19

