

Application for Administrative Site Plan Review

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

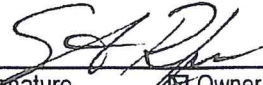
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Anchorage Parks and Recreation Dept; Steve Rafuse		Name (last name first)	
Mailing Address Municipality of Anchorage		Mailing Address	
PO Box 19665 Anchorage, AK 99519-6650			
Contact Phone – Day 907-343-4586	Evening	Contact Phone – Day	Evening
Fax 907-249-7542		Fax	
E-mail RafuseSJ@muni.org		E-mail	

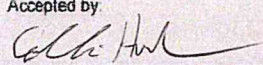
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000): 2 parcels: (002-143-22-000) (002-143-23-000)			
Site Street Address: 538 W 10th Ave			
Current legal description: (use additional sheet if necessary) Frontierland Park South Addition BLK 19 LT1 & LT 22			
Zoning: R2M	Acreage: 2.01 acres	Grid #: SW1330	Underlying plat #: 79-9995

SITE PLAN APPROVAL REQUESTED	
Use: Playground renovation, ADA accessible pedestrian upgrades, landscaping and beautification	
☒ New SPR	☐ Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for an administrative site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

	12-18-19
Signature ☒ Owner ☐ Representative	Date
(Representatives must provide written proof of authorization)	

Accepted by 	Poster & Affidavit: N/A	Fee \$1,850.00	Case Number: 2020-0025
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ASPR (Rev. 11/13) Front – "NEW" CODE

Print Name _____

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

Anchorage 2020 Major Elements – site is within or abuts:

- ☒ Major employment center ☒ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial center
☐ Transit - supportive development corridor ☒ District/area plan area: **(abuts) Anchorage Downtown Comprehensive Plan**

Chugiak-Eagle River Land Use Classification:

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

Girdwood- Turnagain Arm Land Use Classification

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

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

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

- 1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 ½" by 11" copy of site plan/building plans submittal
- 26 copies required: ☐ Signed application (copies)
☐ Project narrative explaining:
 - ☐ the project ☐ planning objectives
 - ☐ addressing the site plan review criteria on page 3 of this application☐ Site plan to scale depicting, with dimensions:
 - ☐ building footprints ☐ parking areas ☐ vehicle circulation and driveways
 - ☐ pedestrian facilities ☐ lighting ☐ grading
 - ☐ landscaping ☐ loading facilities ☐ freestanding sign location(s)
 - ☐ required open space ☐ drainage ☐ snow storage area or alternative☐ strategy
 - ☐ trash receptacle location and screening detail ☐ fences
 - ☐ significant natural features ☐ easements ☐ project location☐ Building plans to scale depicting, with dimensions:
 - ☐ building elevations ☐ floor plans ☐ exterior colors and textures☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

SITE PLAN REVIEW STANDARDS (21.03.180)

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

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



Municipality of Anchorage, Alaska
Parks & Recreation Department

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



FRONTIERLAND PARK PLAYGROUND AND ADA UPGRADES SITE PLAN REVIEW - PROJECT NARRATIVE

PROJECT OVERVIEW and OBJECTIVES

Anchorage Parks and Recreation is upgrading Frontierland Park. Frontierland Park is located at 538 W 10th Ave, just south of the Delaney Park Strip in the South Addition Neighborhood. Proposed upgrades include the replacement of aging playground equipment, ADA accessible pedestrian upgrades, landscaping and beautification, lighting and amenities. The project will also feature play equipment themed to show traditional Dena'ina hunting methods of Beluga whales in Cook Inlet. The goal of the project is to provide needed investments that enhance the use and function of the park as a valued community asset.

SITE PLAN REVIEW 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;**

Yes, this site plan is consistent with previously approved subdivision plat, planned development master plan, and other precedent and/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;**

21.04 Zoning Districts & 21.05 Use Regulations: Frontierland is zoned R2M, which is a residential zoning district that allows for Parks and Open Space under the Table of Allowed Uses 21.05.01, subject to Administrative Site Plan Review. Consistent with the R2M "Purpose" as outlined in Title 21.04.020G, proposed improvements for Frontierland are "complementary to the existing neighborhood" in terms of scale, character, setbacks, and landscaping. No parking is currently proposed; as Frontierland Park is classified as a Neighborhood Use Park (NU) and does not require parking per Title 21 (Table 21.07-4).

Title 21.06 Dimensional Standards and Measurements: This project does not include "structures" or buildings and meets all required setbacks.

Title 21.07 Development and Design Standards: Proposed improvements provide for Pedestrian Amenities (21.07.060F) such as walkways and bicycle racks as well as provides extensive landscaping along the site perimeter and interior.

- 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**

The Parks and Recreation Department does not anticipate any significant adverse impacts resulting from the development of the site plan.

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

The development proposed in the site plan is consistent with the goals, objectives and policies of the Anchorage 2020 Comprehensive Plan.

Goals:

Neighborhood Identify and Vitality: A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.

Northern City: Well-planned development based on a design aesthetic that creates a sense of place and incorporates Anchorage's unique northern setting.

Parks, Trails, and Recreation: A sustainable and accessible system of recreational facilities, parks, trails, and open spaces that meets year-round neighborhood and community-wide needs.

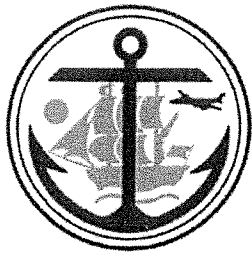
Community Facilities: A well-planned mix of public and institutional facilities that meet the health, education, governmental, and social service needs of all citizens.

Family: A healthy environment that provides for the emotional, physical, economic, and spiritual well-being of families and children.

Health: A sustainable community that promotes health and well-being.

Policies:

- 42: Northern city design concepts shall guide the design of all public facility projects, including parks and roads.
- 44: Design and build public improvements for long-term use.
- 45: Connect local activity centers, such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails, where feasible.
- 46: The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable goals, policies and strategies.
- 47: Provide distinctive public landmarks and other public places in neighborhoods.
- 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 functional and aesthetic character of adjacent development.
- 88: Provide opportunities for integrating arts and culture in developments throughout the community.



MUNICIPALITY OF
ANCHORAGE

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

632 W. 6th Avenue, Suite 630

P.O. Box 196650

Anchorage, AK 99519

Tel 907-343-4355

URL www.muni.org/departments/parks

ANCHORAGE



PARKS & RECREATION

**PRC RES NO. 2018-06
Frontierland Park Improvements**

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

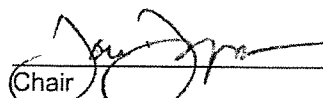
WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage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

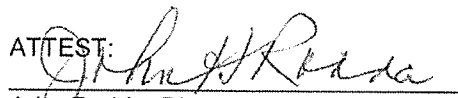
WHEREAS, Parks and Recreation planning staff utilized input from the South Addition Community Council and the Community Advisory Group formed for the design development of the design; and

WHEREAS, the improved playground as presented will provide inclusive unitary surfacing, upgraded circulation patterns, updated play equipment, elements to celebrate the Dena'ina culture, and other amenities to improve the park users experience;

NOW THEREFORE BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the proposed design for the Frontierland Park Improvements pending receipt by Parks and Recreation staff of a signed resolution of approval from the South Addition Community Council during its meeting on April 19, 2018.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 12th day of April, 2018.


Chair
Parks and Recreation Commission

ATTEST:

John Rodda, Director
Parks & Recreation Department

PARKS & RECREATION COMMISSION
Municipality of Anchorage, Alaska

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: Frontierland Park Improvements
- Project Location, Tax ID, or Legal Description: _____
2 parcels: 002-143-22-000; 002-143-23-000
- Project Area (if different from the entire parcel or subdivision): _____

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

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

_____ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
 • are **NOT** shown on submittal documents, or
 • are **NOT** depicted adequately on submittal documents for verification, or
 • are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

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

ADDITIONAL INFORMATION:

- | | | | |
|---|--|--------------------------------------|--------------------------------|
| ☐ Y X N | WMS written drainage recommendations are available. | ☐ Preliminary | ☐ Final |
| ☐ Y X N | WMS written field inspection report or map is available. | ☐ Preliminary | ☐ Final |
| ☐ Y X N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:

[Signature]

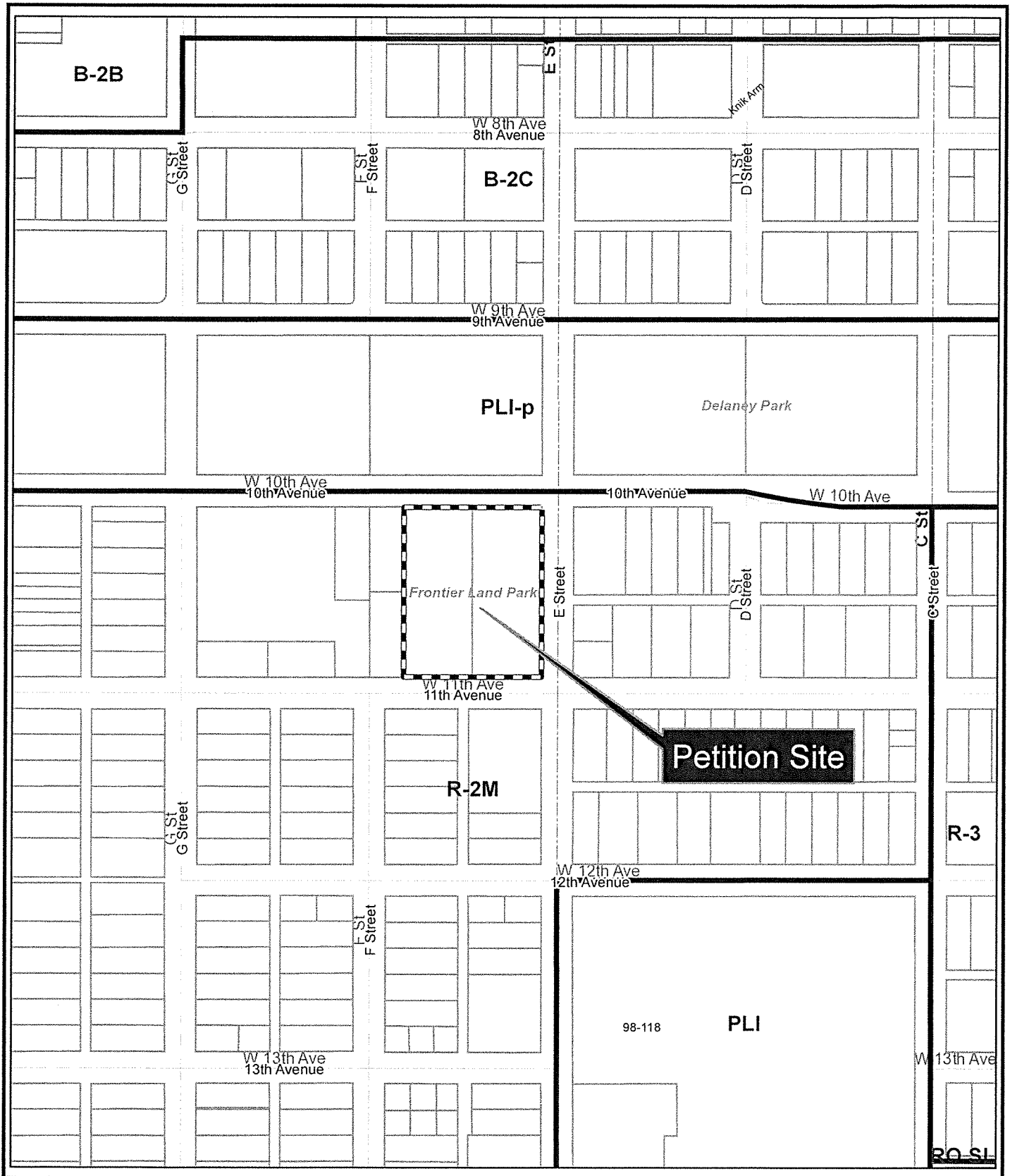
12/13/19



1 OVERALL
SCALE: 1"=20'

[illegible]

2020-0025



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