

Application for Major Site Plan Review

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

PETITIONER*

Name (last name first) MOA Parks and Recreation - Maeve Nevins-Lavtar, Senior Park Planner
Mailing Address PO Box 196650
Anchorage, AK 99519
Contact Phone: Day Evening (907) 343-4586
Fax
E-mail maeve.nevinslavtar@anchorageak.gov

PETITIONER REPRESENTATIVE (if any)

Name (last name first) Hickok, Tanya - The Boutet Company Inc (TBC)
Mailing Address 601 E. 57th Place, Suite 102
Anchorage, AK 99518
Contact Phone: Day Evening (907) 522-6776
Fax
E-mail thickok@tbcak.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): 001-031-22-000			
Site Street Address: 1297 W. 5th Avenue			
Current legal description: (use additional sheet if necessary) All of Block 35, L Street Slide			
Zoning: R3	Acreage: 1.35	Grid #: SW1229	Underlying plat #: 67-30

SITE PLAN APPROVAL REQUESTED

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) Date

Tanya S. Hickok, P.E.

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2020-0076	Requested Meeting Date: WDC 06/10/2020
--------------	---------------------	------	---------------------------	---

COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services:** ☒ Urban ☐ Rural**Anchorage 2040 Land Use Designation(s):**

- | | | |
|---|--|--|
| ☐ Large Lot Residential | ☐ Single and Two-family Residential | ☐ Compact Mixed Residential – low |
| ☐ Compact Mixed Residential–Medium | ☐ Urban Residential – High | ☐ Neighborhood Center |
| ☐ Town Center | ☐ Regional Commercial Center | ☐ City Center |
| ☐ Commercial Corridor | ☐ Main Street Corridor | ☒ Open Space |
| ☐ Facilities and Institutions | ☐ Industrial | |

Anchorage 2040 Growth Supporting Features:

- | | |
|--|---|
| ☒ Transit-supportive Development | ☐ Residential Mixed-use Development |
| ☒ Greenway-supported Development | ☐ Traditional Neighborhood Development |

Chugiak-Eagle River Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks | ☐ Community Facility |
| ☐ Town Center | ☐ Transportation facility | ☐ Special study area | ☐ Development reserve |
| ☐ Residential at _____ dwelling units per acre | | | |

Girdwood- Turnagain Arm Land Use Classification:

- | | | | |
|---|--|---|--|
| ☐ Commercial | ☐ Industrial | ☐ Parks/open space | ☐ Public lands/institutions |
| ☐ Resort | ☐ Transportation facility | ☐ Special study area | ☐ Reserve |
| ☐ Commercial/Residential | ☐ Commercial Recreation | | |
| ☐ Residential at _____ dwelling units per acre | | | |

Neighborhood, District or Other Area-Specific Plan: _____**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" |
| ☐ Steep Slope > _____ % | ☐ Riparian Stream Setback Area | | | |

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): | ☒ OTHER: Admin Site Plan Review for Park Master Plan |
| ☐ Zoning variance - Case Number(s): | Resolution 2016-0078 |
| ☐ Land Use Enforcement Action for | |
| ☐ Building or Land Use Permit for | |
| ☐ 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 ½" 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.

1. Project Overview

Elderberry Park is one of Anchorage's oldest and most loved parks. In 2015-16, the Municipality of Anchorage (MOA) Parks and Recreation Department worked with community members to develop the Elderberry Park Master Plan, December 2015, which will guide development at the park over the next 20 years.

The Parks and Recreation Department proposes to implement several of the master plan's priorities, including the following:

- Improve circulation within the park to minimize conflicts between park and trail users;
- Provide a park that encourages positive uses and discourages undesirable activities;
- Improve interpretive and wayfinding signage; and
- Provide amenities that meet the needs of a wide range of park users.

2. Background, History, and Existing Conditions

Background

Elderberry Park is a 1.46 acre neighborhood use park located in the Bootlegger Cove neighborhood in downtown Anchorage. The park serves both the local neighborhood as well as the larger community and is a popular tourist destination and access point to the Tony Knowles Coastal Trail. The park features outstanding views of the Cook Inlet, a 2-5 and 5-12 play area, a small parking lot, walkways and a central plaza. Elderberry Park is also the home of the historic Oscar Anderson House. Despite Elderberry Park's relatively small size, the park is one of Anchorage's busiest and most popular public spaces. The park's proximity to Downtown combined with outstanding views of the Cook Inlet, the Oscar Anderson House Museum and access to the Tony Knowles Coastal Trail draw a large number of visitors to the park. The park also provides valuable greenspace for neighborhood residents who enjoy the play area and open space.

History

Elderberry Park is one of Anchorage's oldest public spaces. Located in Block 35 of the original townsite, Elderberry Park was acquired from the U.S. Government in 1917. In 1976, the

Oscar Anderson house (originally constructed in 1915) was donated to the Municipality and moved to its current location in the park, where it now operates as a museum.

Elderberry Park has evolved through the years. In 1980, the restroom building and central plaza was first constructed followed by the construction of the Tony Knowles Coastal Trail in 1986. With the development of the Coastal Trail, the character of Elderberry Park changed. A significant portion of the park's western edge was regraded to a 3:1 slope to accommodate a tunnel under the railroad. Along with this construction a 10 foot wide path was built through the middle of park to provide access to the Coastal Trail.

In 2017, Anchorage Parks and Recreation with funds from the Anchorage Park Foundation made improvements to the area around the Oscar Anderson House. Upgrades included improved visibility and ADA access as well as a small plaza and heritage garden intended to reflect early life in Anchorage.

Existing Conditions

Elderberry Park lies at the foot of a bluff that defines the western commercial edge of the Anchorage Central Business District and the northern edge of the residential neighborhood of Bootlegger Cove. Cook Inlet and Knik Arm are directly west of the site, separated from the park by the Alaska Railroad tracks and Tony Knowles Coastal Trail. The site is bounded on the south by 5th Avenue and on the east by M Street. 5th Avenue is lined by single and multi-family residences. M Street is lined by parking lots, single family homes, and the Elderberry Condominium complex.

The site is triangular in shape, with the southern (5th Avenue) side approximately 320 feet long and the eastern (M Street) side being 420 feet long. The Alaska Railroad tracks and Tony Knowles Coastal Trail cut diagonally from the southwest to the north on the western side of the site and roughly represent the western boundary. The northern 100 feet of the park are not dedicated parkland, but the property, occupied by the Oscar Anderson House Museum, is owned by the Municipality of Anchorage. The Tony Knowles Coastal Trail lies partially within the park and partially on Alaska Railroad Corporation owned property. The trail crosses under the railroad tracks near the park's southwestern corner and provides trail access to approximately 11 miles of trail along the coast, with access to many other trails along its length. As such, Elderberry Park offers one of the few trail heads in the downtown area for the Tony Knowles Coastal Trail.

3. Proposed Project

In 2019, voters within the Municipality of Anchorage approved the Parks and Recreation bond that included funding for improvements at Elderberry Park. The April 2020 ballot also includes additional funding proposed for the project. Those funds will be used to implement the master plan priorities, including improved ADA access and renovation of the existing plaza and playground at this historic neighborhood park.

Project Funding:

- 2019 Municipal Park Bond: \$500,000
- 2020 Municipal Park Bond: \$250,000

The MOA Parks and Recreation Department led a community planning process to identify and prioritize the proposed improvements at Elderberry Park. This process included one open house, and one formal presentation at the South Addition Community Council. (See Appendix A – Public Involvement Materials).

The first community meeting was a public open house held on December 4, 2019 located at the Copper Whale Inn (within walking distance of the park) and was attended by members of the general public. This meeting focused on identifying and prioritizing the future improvements, as well as providing input on design themes and play features.

The Parks and Recreation Department then presented the proposed project at the February 27, 2020 South Additional Community Council meeting (see Community Meeting Summary in Appendix A) and received support for the concept site plan and priorities as outlined from those in attendance.

The Parks and Recreation Department will also present the proposed project at the next scheduled MOA Parks and Recreation Commission (originally scheduled for April 9, 2020, however due to Covid-19, PRC meetings are to be rescheduled and will be on the next agenda as an Action Item).

4. General Site Plan Review Standards

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.

In keeping with the Elderberry Master Plan, improvements proposed in the Project include the following:

- Inclusive Playground:
 - A new upgraded inclusive playground/plaza will be located at the northwest corner of 5th Avenue and M Street, including the following amenities:
 - Kids play for 2-5 year olds (Sand Pit and Hex Jump);
 - Kids play for 5-12 year olds (Globe Climber);
 - Cord swing (all ages);
 - Climbing wall (all ages);
 - Slide (5-12 year olds); and
 - Unitary safety surfacing;
- Improved pedestrian circulation between park users;
- LED Site Lighting;
- Site and Visual Enhancement landscaping;
- Plaza Overlook with interpretive/wayfinding signage; and
- Amenities such as Trash receptacles, Bike Racks, Picnic tables; and Benches.

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: This site is zoned R-3 Mixed Residential District. This zoning district is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. The R-3 zoning district permits community gardens and parks as a by-right land use.

21.05 Use Regulations: Parks (Public or Private) are a permitted land use in accordance with Table 21.05-1, subject to major site plan review and the park complies with the requirements of Chapter 21.05.040, G.2, Park, Public or Private: Definitions and Use Specific Standards.

21.06 Dimensional Standards and Measurements: There are no structures proposed within the 20-foot front yard setback; 10-foot side yard setback; or 20-foot rear yard setback. The proposed improvements will not impact the existing lot coverage for the site.

21.07 Development and Design Standards:

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

The site topography in the proposed development areas will include two levels of play, separated by a 4-foot tall climbing wall with a play slide. The site improvements will be graded to encourage positive drainage away via drainage swales, bioretention areas, and general sheet drainage, as required by the latest edition of the MOA Design Criteria Manual. Currently there are no underground storm drain systems within or adjacent to the site, but rather general sheet drainage/infiltration. There have been no reports of drainage issues onsite.

21.070.060 Transportation and Connectivity

The on-site pedestrian walkways are a key element to the park's circulation. One key priority of the master plan, includes minimizing conflicts between park and trail users. To this end, the proposed site plan eliminates the diagonal coast trail connection from the existing plaza. The new coastal trail connection will be part of the MOA Project Management and Engineering (PM&E) M Street project, slated for phased construction in the near future. Additionally, the proposed Plaza Overlook adds landscape islands and furniture amenities to discourage bike users riding directly through the park.

The playground's circulation paid special attention to typical children play patterns. The proposed playground circulation proposes ADA site access from the parking lot on 5th Avenue to the lower-level play area, including a less than 5% ramp up to the upper play area. Additionally, a diagonal sidewalk from the M Street intersection with steps will provide direct access to the Plaza Overlook,

creating complete pedestrian circulation through the play and plaza areas. All playground and plaza areas receiving improvements will be ADA compliant and have finished surfaces that are stabilized with either safety surfacing, asphalt pavement, or Portland cement concrete.

21.07.080 Landscaping, Screening, and Fences

The landscaping for this project falls into two categories.

1. Visual Enhancement Landscaping as required for Title 21 along 5th Avenue and
2. Site Enhancement landscaping for the rest of the project area.

The goal of the plantings is to maintain the character of Elderberry Park - large grassy open space punctuated with large, mature trees while at the same time introducing a contemporary palette of Paper Birches, Grasses, Boulders and Dwarf Shrubs (such as red-twig dogwoods and viburnums) with a few special interest plants to complement the specialty paving and salvaged rail themed site furnishings.

Our proposed Visual Enhancement plantings along 5th Avenue integrate the mature tall spruce and existing large lilac at the corner of M and 5th. A more typical, rhythmic planting bed of birch trees, shrubs, and grasses fills the sloped area between the fence and sidewalk area, with a 5' wide grass strip along the narrow sidewalk to facilitate snow storage, lawn maintenance, and to work around the existing Planet Walk, electrical boxes, and other road signs. There is one length fence proposed that serves as a barricade between the playground and 5th avenue. It will share the same color palette of the play equipment – that is galvanized steel and wood.

21.07.090 Off-Street Parking and Loading

There are no additional requirements for off-street parking for the playground areas, per Table 21.07-4. The existing Municipal parking lot to the southwest of the Park will remain in its current configuration. The existing grade of 5th Avenue immediately adjacent to the existing parking lot is approximately over 5% grade. Per the United States Access Board, Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way; Shared Use Path, “R302.5.4 Physical Constraints. Where compliance with R302.5.1 or R302.5.2 is not practicable due to existing terrain or infrastructure, right-of-way availability, a notable natural feature, or similar existing physical constraints, compliance is required to the extent practicable.” Therefore, the proposed park

project will match the existing grade of the existing sidewalk, grading the proposed new plaza to ADA standards.

21.07.100 Exterior Lighting

The existing site lighting for the site will be upgraded to LED light fixtures, improving the visibility of the outdoor playground areas.

- 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.***

There are no known significant adverse impacts raised during any of the public meetings requiring any mitigating or offsetting. The design team paid special attention to the circulation of the park in conjunction with the Tony Knowles Coastal Trail access.

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

The table below presents key policies and strategies promulgated in Anchorage 2020, Anchorage Comprehensive Plan and the 2040 Land Use Plan, as well as the additional Adopted Elements per Anchorage Municipal Code (AMC) 21.01.080, and describes how the proposed Project fulfills these policies and strategies.

Comprehensive Plan Elements Policies and Strategies

Comprehensive Plan Element	#	Policy	Discussion of Consistency
<u>Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan, 2006</u>		<i>Park Classification: Neighborhood Use. These are close-to-home recreation areas that serve one neighborhood as a focal point for residents and include areas for informal play and family and community building.</i>	Elderberry Park is a downtown park, serving the South Addition neighborhood.
<u>Anchorage 2020, Anchorage Bowl Comprehensive Plan</u>	44	<i>Design and build public improvements for long-term use.</i>	Elderberry Park is designed to meet ADA standards, as well as meeting MOA Design Criteria standards.
	47	<i>Provide distinctive public landmarks</i>	The design elements of the inclusive playground - circular playground areas, unique play features, rail theme, with a definitive Alaskan "feel".
	63	<i>Natural open space protection</i>	The large expanse of open space grass lawn area will remain to the north of the playground/plaza areas.
	86	<i>Encourage public/private collaboration</i>	Funding for project improvements were developed through strong advocacy by the local Rotary, the Alaska Railroad (donation of materials), the Anchorage Parks Foundation, and other Downtown private agencies.
Anchorage 2040 Land Use Plan	8.1	<i>Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.</i>	Elderberry Park is located along Turnagain Arm and provides both park play and access to the Tony Knowles Coastal Trail.

5. Special Limitation Standards

The property has no Special Limitations and this section is not applicable.

6. Phase 1 Development Schedule

Task	Activity Milestone	Completion Date
Design	Preliminary Design	February, 2020
	Construction Documents	May, 2020
Construction	Contract Award	July, 2020
	Substantial Completion	June, 2021
	Final Completion	August, 2021

7. Community Meeting Summary

Summary of Community Meetings	
<u>Date</u>	<u>Community Group</u>
December 4, 2019	Open House
February 27, 2020	South Addition Community Council
April 9, 2020 (TBD)	Parks and Recreation Commission

Reference Appendix A for Public Involvement documents, including announcements, meeting minutes, summaries, and mailer distribution list.

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: Elderberry Park
- Project Location, Tax ID, or Legal Description: 001-031-22-000
- Project Area (if different from the entire parcel or subdivision): 1297 W 5th Avenue

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

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

X ~~NO~~ **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.**

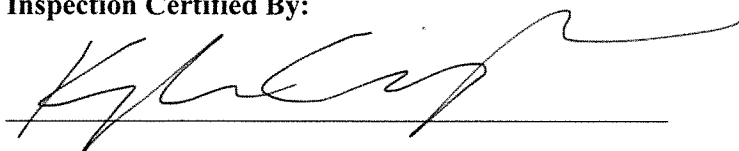
 Presence of stream channels and/or drainageways is unknown AND field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* 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:

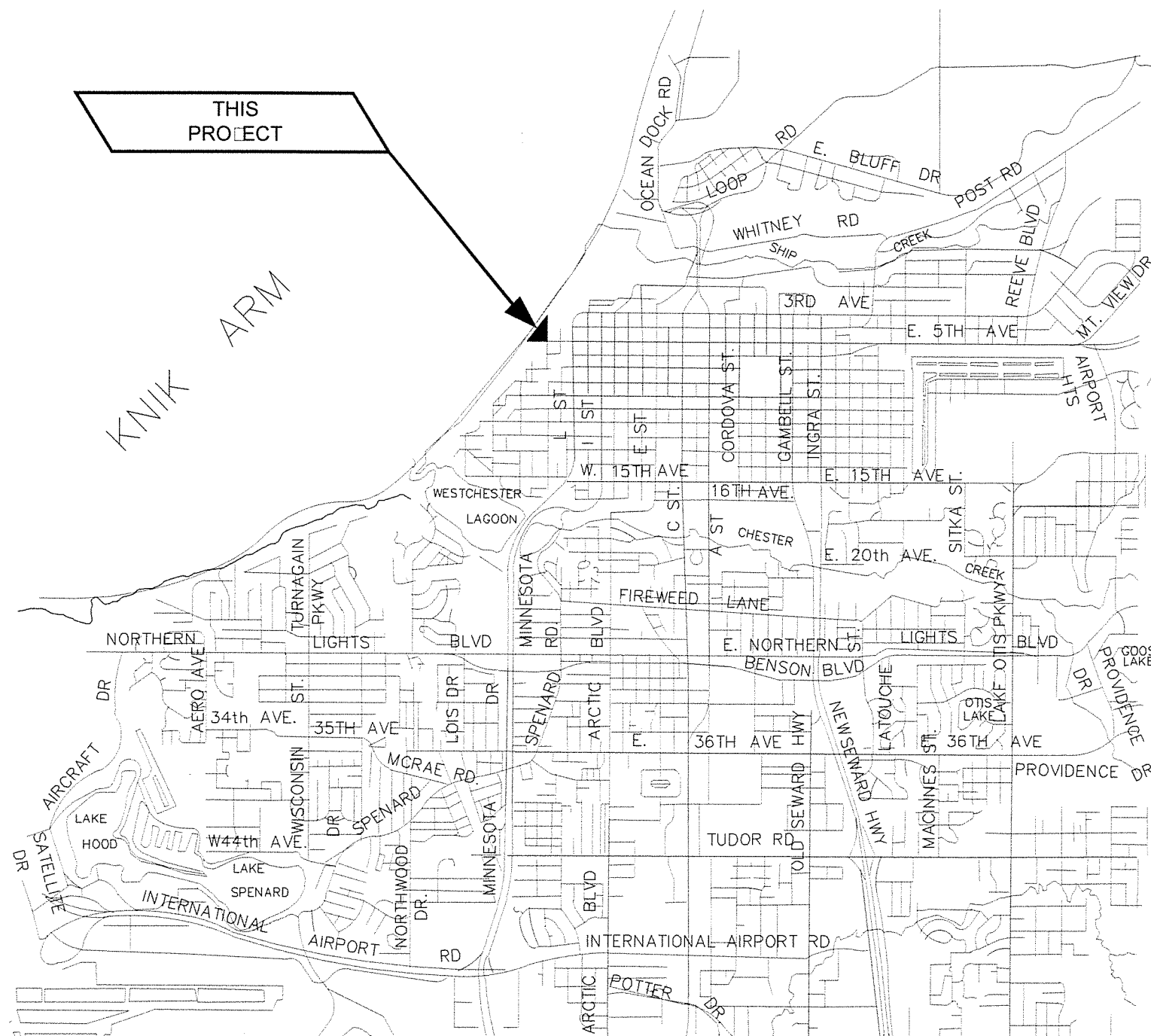
- | | | | |
|--|--|--------------------------------------|--------------------------------|
| ☐ Y ☒ N | WMS written drainage recommendations are available. | ☐ Preliminary | ☐ Final |
| ☐ Y ☒ N | WMS written field inspection report or map is available. | ☐ Preliminary | ☐ Final |
| ☐ Y ☒ N | Field flagging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

Inspection Certified By:



Date:

4 | 1 | 20



MUNICIPALITY OF ANCHORAGE PARKS AND RECREATION DEPARTMENT

2020 ELDERBERRY PARK PLAYGROUND IMPROVEMENTS

1257 WEST 5TH AVENUE
ANCHORAGE, AK 99519

VICINITY MAP ANCHORAGE, ALASKA

UNOFFICIAL
GRAPHIC SCALE
0 1/4 1/2 MILE

VERIFY SCALES

BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY



SHEET INDEX:

C1	TITLE SHEET
C2	NOTES, ABBREVIATIONS, AND LEGEND
C3	EXISTING CONDITIONS AND SURVEY CONTROL
C4	DEMOLITION PLAN
C5	SITE PLAN
C6	PLAYGROUND EQUIPMENT FOOTING LOCATIONS
C7	GRADING AND DRAINAGE PLAN
C8	CROSS SECTIONS
C9	DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS

APPROVED BY:

JOSHUA DURAND
DIRECTOR PARKS AND RECREATION

GENERAL NOTES

1. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS--DRAINAGE--UTILITIES--PARKS, DATED 2015 HEREAFTER REFERRED TO AS M.A.S.S. (OR MASS), AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
2. DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 11x17 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
4. FURNISH AND INSTALL 6' HEIGHT TEMPORARY CHAIN LINK FENCE AROUND THE PROJECT BOUNDARY AND STAGING AREAS DURING CONSTRUCTION. THE FENCE SHALL BE LOCKED SECURELY EVERY DAY AT THE END OF OPERATIONS. TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO SEPARATE PAYMENT SHALL BE MADE.
5. CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE.
6. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS--BUILT PLANS/DRAWINGS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE DESIGN.
7. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT DRAWINGS. THESE NOTES APPLY TO ALL DRAWINGS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL DRAWING SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THE DRAWINGS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS DRAWINGS, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO THE WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THE ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THEIR CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
8. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
9. IMPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL: O'MALLEY ROAD -- WEST DIMOND BOULEVARD -- JEWEL LAKE ROAD -- WEST 88TH AVENUE.
10. EXPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL SAND LAKE PIT: WEST 88TH AVENUE -- JEWEL LAKE ROAD -- WEST DIMOND BOULEVARD -- SAND LAKE ROAD -- SAND LAKE PIT.
11. HOURS OF OPERATION: MONDAY--SATURDAY: 7AM--7PM, IN COMPLIANCE WITH THE MUNICIPAL NOISE AND HOURS OF OPERATION REQUIREMENTS DURING CONSTRUCTION IN AMC 15.70.060.B.3.

EXISTING UTILITIES:

12. LOCATIONS DEPICTED FOR THE UTILITIES AND OTHER EXISTING FEATURES ARE APPROXIMATE. SOME UTILITIES HAVE BEEN LOCATED FROM AS--BUILT DRAWINGS AND SOME FROM UTILITY COMPANY LOCATES, AND THEREFORE MAY NOT BE VISIBLE. OTHER INACTIVE AND UNDOCUMENTED UTILITIES MAY EXIST WITHIN THE PROJECT AREA. UPON DISCOVERY OF UNDOCUMENTED UTILITIES THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE CONTRACTOR SHALL DOCUMENT THE LOCATION, DEPTH, AND TYPE OF UTILITY AND PROVIDE THIS INFORMATION TO THE ENGINEER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.
14. (UNDERGROUND) OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR NEAR THE PROJECT AREA; CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING (OVERHEAD) UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.
15. HAND DIGGING IS REQUIRED WITHIN TWO FEET OF BURIED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS--BUILT DRAWINGS AND MAY NOT BE VISIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

EXCAVATION:

17. EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
18. ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
19. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, REFER TO MASS. ANY SUCH DEWATERING EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT.
20. CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12--INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
21. NO FROZEN SOILS CAN BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND
22. ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION AND ROOT MAT.
23. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE INCLUDING WORK (NIC). THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP--RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS.

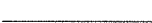
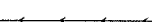
CLEANUP AND TOPSOIL:

24. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE PAYMENT SHALL BE MADE.
25. CONTRACTOR SHALL RESTORE DISTURBED PROPERTY, INCLUDING STAGING AREAS, TO PRE--CONSTRUCTION CONDITION(S), UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PAYMENT FOR RESTORING DISTURBED PROPERTY OUTSIDE THE AREA OF WORK, OR SCOPE OF WORK, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO SEPARATE PAYMENT SHALL BE MADE UNLESS THESE AREAS HAVE BEEN IDENTIFIED ON THE DRAWINGS BY THE ENGINEER AND ARE ASSOCIATED WITH SCHEDULED BID ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL RESTORED AREAS UNTIL ACCEPTED BY THE ENGINEER.

ABBREVIATIONS:

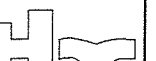
ADA	AMERICAN WITH DISABILITIES ACT OF 1990
ADOT	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
AC	ASPHALTIC CONCRETE
APPROX.	APPROXIMATELY
BOP	BEGINNING OF PROJECT
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
CL	CENTERLINE
CONST	CONSTRUCT
DET	DETAIL
DEPT.	DEPARTMENT
E	EAST
EP/EOP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT LINE
EST	ESTIMATED
EX	EXISTING
FI	FURNISH AND INSTALL
FG	FINISHED GRADE
FG(e)	EXISTING FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
GPS	GLOBAL POSITIONING SYSTEM
HOR	HORIZONTAL
HP	HIGH POINT
IE	INVERT ELEVATION
INT	INTERSECTION
IAW	IN ACCORDANCE WITH
L	LENGTH
LF	LINEAR FEET
LOC	LOCATION
LP	LOW POINT
LT	LEFT
MASS	MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MOA	MUNICIPALITY OF ANCHORAGE
MON	MONUMENT
MSL	MEAN SEA LEVEL
N	NORTH
NIC	NOT IN CONTRACT
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RAP	RECYCLED ASPHALT PAVEMENT
R&R	REMOVE AND REPLACE
ROW	RIGHT--OF--WAY
RP	RADIUS POINT
RT	RIGHT
RTK	REAL TIME KINEMATIC
REF	REFERENCE
RET	RETURN
S	SOUTH
SG	SUBGRADE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SY	SQUARE YARD
SW	SIDEWALK
ST	STREET
SHT	SHEET
SD	STORM DRAIN
TAN	TANGENT
TEL	TELEPHONE
TBM	TEMPORARY BENCH MARK
TOE	TOE OF SLOPE
TYP	TYPICAL
VER	VERTICAL
W	WEST
YPC	YELLOW PLASTIC CAP

LEGEND

	EXISTING CMP CULVERT
	EXISTING WATER KEY
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN LINE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING VEHICLE GATE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING IRRIGATION LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING FENCE LINE
	EXISTING VEGETATION
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE SURFACE
	PROPOSED ASPHALT SURFACE
	EXISTING PAVED SURFACE
	PROPOSED ENGINEERED WOOD
	SOF--FALL SURFACE
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED SWALE
	SLOPE PERCENT
	SLOPE INDICATOR



Know what's below.
Call before you dig.

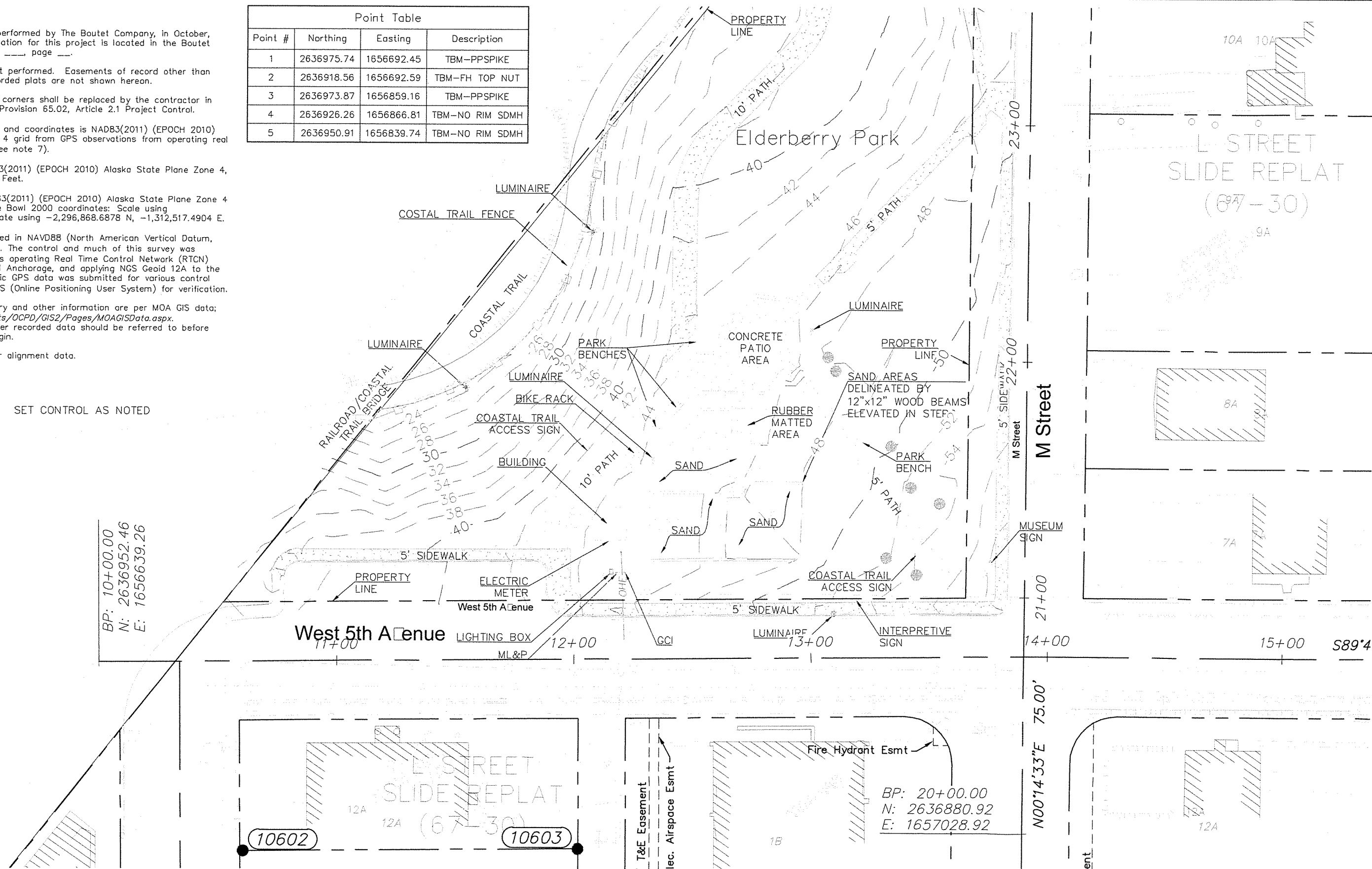
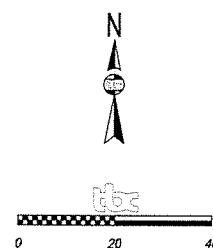
															BY	REV	 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 Fx. 907-522-6779 License No. AECC957			Department of Parks and Recreation	 Healthy Parks	 Municipality of Anchorage	PARKS AND RECREATION DEPARTMENT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
															ELDERBERRY PARK & PLAYGROUND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
															ANCHORAGE, ALASKA 99508																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
															NOTES, LEGEND, AND ABBREVIATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
															CONSULTANT		SEAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

1. The field survey was performed by The Boutet Company, in October, 2019. Field survey information for this project is located in the Boutet Company MOA field book ____, page ____.
2. A title search was not performed. Easements of record other than those shown on the recorded plats are not shown hereon.
3. All disturbed property corners shall be replaced by the contractor in accordance with Special Provision 65.02, Article 2.1 Project Control.
4. The Basis of Bearings and coordinates is NAD83(2011) (EPOCH 2010) Alaska State Plane Zone 4 grid from GPS observations from operating real time control networks (see note 7).
5. Coordinates are NAD83(2011) (EPOCH 2010) Alaska State Plane Zone 4, expressed in U.S. Survey Feet.
6. To convert from NAD83(2011) (EPOCH 2010) Alaska State Plane Zone 4 coordinates to Anchorage Bowl 2000 coordinates: Scale using 1.0001089927 and Translate using -2,296,868.6878 N, -1,312,517.4904 E.
7. Elevations are expressed in NAVD88 (North American Vertical Datum, 1988 adjustment) in feet. The control and much of this survey was performed utilizing various operating Real Time Control Network (RTCN) reference stations around Anchorage, and applying NGS Geoid 12A to the ellipsoid elevations. Static GPS data was submitted for various control stations to the NGS OPUS (Online Positioning User System) for verification.
8. Property lines, imagery and other information are per MOA GIS data; www.muni.org/Departments/OCPD/GIS2/Pages/MOAGISData.aspx. Subdivision Plats and other recorded data should be referred to before construction activities begin.
9. Refer to civil plans for alignment data.

Point Table			
Point #	Northing	Easting	Description
1	2636975.74	1656692.45	TBM-PPSPIKE
2	2636918.56	1656692.59	TBM-FH TOP NUT
3	2636973.87	1656859.16	TBM-PPSPIKE
4	2636926.26	1656866.81	TBM-NO RIM SDMH
5	2636950.91	1656839.74	TBM-NO RIM SDMH

④(4)

SET CONTROL AS NOTED

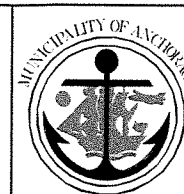
[illegible]

The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957

CONSULTANT

SEA

Department of
Parks and
Recreation
Municipality of
Anchorage



PARKS AND RECREATION DEPARTMENT
ELDERBERRY PARK & PLAYGROUND
ANCHORAGE, ALASKA 99508

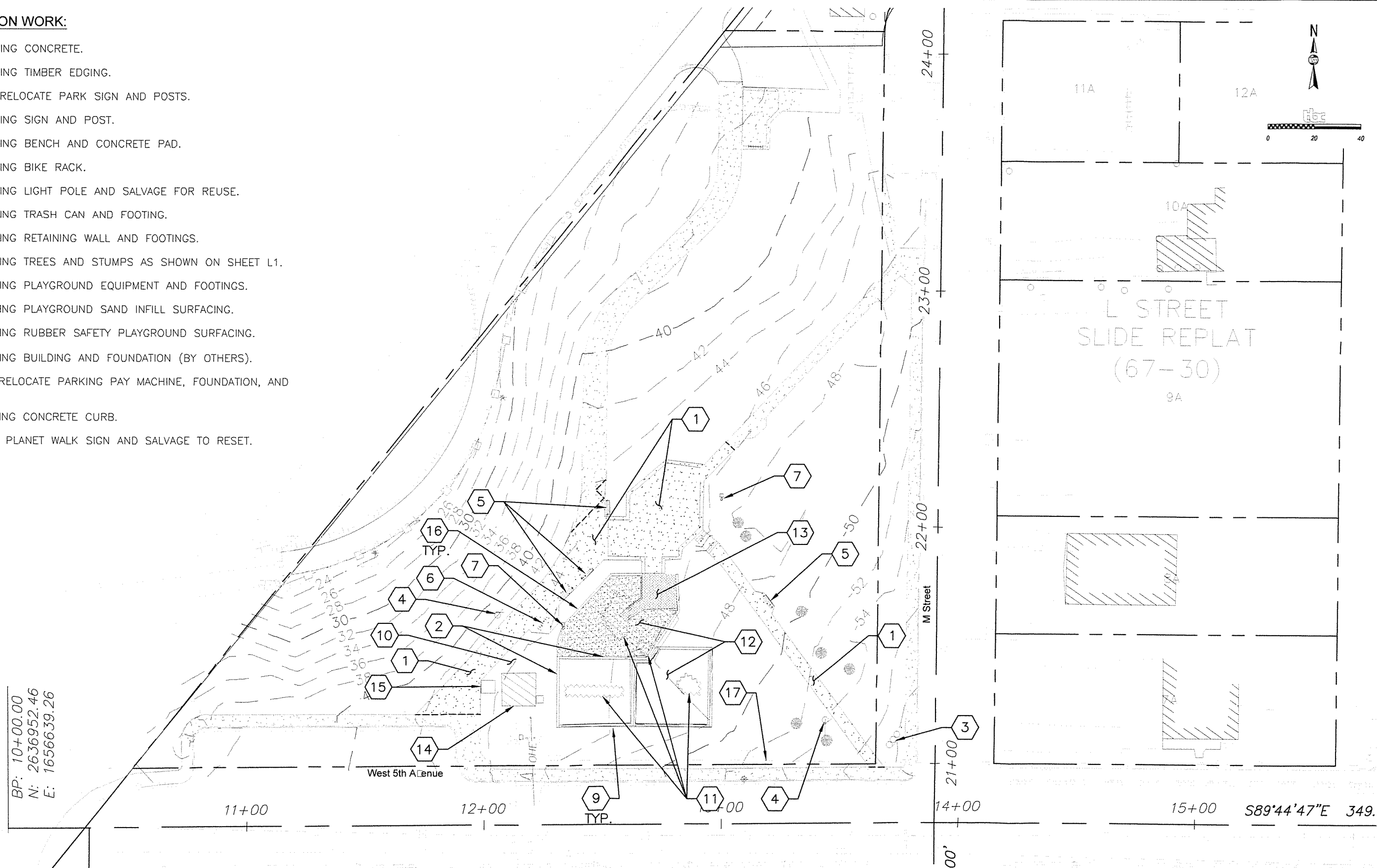
EXISTING CONDITIONS AND
SURVEY CONTROL

SCALE HOR. 1"=40
VER. NA

DATE: 4/1/2020	GRID: SW1229
STATUS: NOT FOR CONSTRUCTION	

SHEET C3 of 3

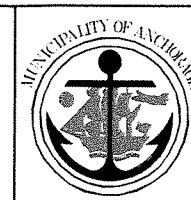
- ① REMOVE EXISTING CONCRETE.
- ② REMOVE EXISTING TIMBER EDGING.
- ③ REMOVE AND RELOCATE PARK SIGN AND POSTS.
- ④ REMOVE EXISTING SIGN AND POST.
- ⑤ REMOVE EXISTING BENCH AND CONCRETE PAD.
- ⑥ REMOVE EXISTING BIKE RACK.
- ⑦ REMOVE EXISTING LIGHT POLE AND SALVAGE FOR REUSE.
- ⑧ REMOVE EXISTING TRASH CAN AND FOOTING.
- ⑨ REMOVE EXISTING RETAINING WALL AND FOOTINGS.
- ⑩ REMOVE EXISTING TREES AND STUMPS AS SHOWN ON SHEET L1.
- ⑪ REMOVE EXISTING PLAYGROUND EQUIPMENT AND FOOTINGS.
- ⑫ REMOVE EXISTING PLAYGROUND SAND INFILL SURFACING.
- ⑬ REMOVE EXISTING RUBBER SAFETY PLAYGROUND SURFACING.
- ⑭ REMOVE EXISTING BUILDING AND FOUNDATION (BY OTHERS).
- ⑮ REMOVE AND RELOCATE PARKING PAY MACHINE, FOUNDATION, AND CANOPY.
- ⑯ REMOVE EXISTING CONCRETE CURB.
- ⑰ REMOVE MARS PLANET WALK SIGN AND SALVAGE TO RESET.

[illegible]

Hlx
The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECC957

CONSULTANT

Department of
Parks and
Recreation
Municipality of
Anchorage



PARKS AND RECREATION DEPARTMENT
ELDERBERRY PARK & PLAYGROUND
ANCHORAGE, ALASKA 99506

DEMOLITION PLAN

SCALE	HOR 1"=40'	DATE: 4/1/2020	GRID: SW1229	SHEET	C4 of C
	VER NA	STATUS: NOT FOR CONSTRUCTION			

C9 of C

PLANTING SCHEDULE

QTY SYMBOL LABEL LATIN NAME COMMON NAME SIZE FURNISHED

EVERGREEN TREES

2		LS	LARIX SIBIRICA	SIBERIAN LARCH	6' HT.	B&B
---	--	----	----------------	----------------	--------	-----

DECIDUOUS TREES

6		BP	BETULA PAPYRIFERA	PAPER BIRCH	2" CAL.	B&B
2		MBP	BETULA PAPYRIFERA	MULTISTEM PAPER BIRCH	2" CAL.	B&B
1		PM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B&B

SHRUBS, GRASSES & PERENNIALS

16		CS	CORNUS SANGUINEA 'CATO'	'Arctic Fire' DWARF REDTWIG DOGWOOD	30" HT.	POTTED
70		GF	CALAMAGROSTIS X ACUTIFOLIA 'ELDORADO'	GOLDEN FEATHER REED GRASS	14" HT.	POTTED
86		KF	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	14" HT.	POTTED
144		DC	DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'	BRONZE VEIL TUFTED HAIR GRASS	14" HT.	POTTED
3		DC	FORSYTHIA 'MEADOWLARK'	'MEADOWLARK' FORSYTHIA	36" HT.	POTTED
12		SB	SPIREA BETULIFOLIA	BIRCH LEAVED SPIREA	18" HT.	POTTED
25		SS	SEDUM SPECTABILE 'AUTUMN FIRE'	'AUTUMN FIRE' STONECROP	12" HT.	POTTED
20		VT	VIBURNUM TRILOBUM 'BAILEY COMPACTUM'	'BAILY COMPACT' AMERICAN CRANBERRY	36" HT.	POTTED

MISCELLANEOUS

2" TOPSOIL & SCHEDULE-A SEED MIX (MOWABLE)

3" GRAVEL MULCH OVER FABRIC ALL OTHER AREAS TO RECEIVE BARK MULCH

12" TOPSOIL & FERN PLANTING MATRIX MIX
Matteuccia struthiopteris Ostrich Fern
Athyrum filix-femina ssp. cyclosorum Lady Fern
Ligularia stenoccephala 'The Rocket'
1 plant per 1.5 sy (73sy = 48 plants)

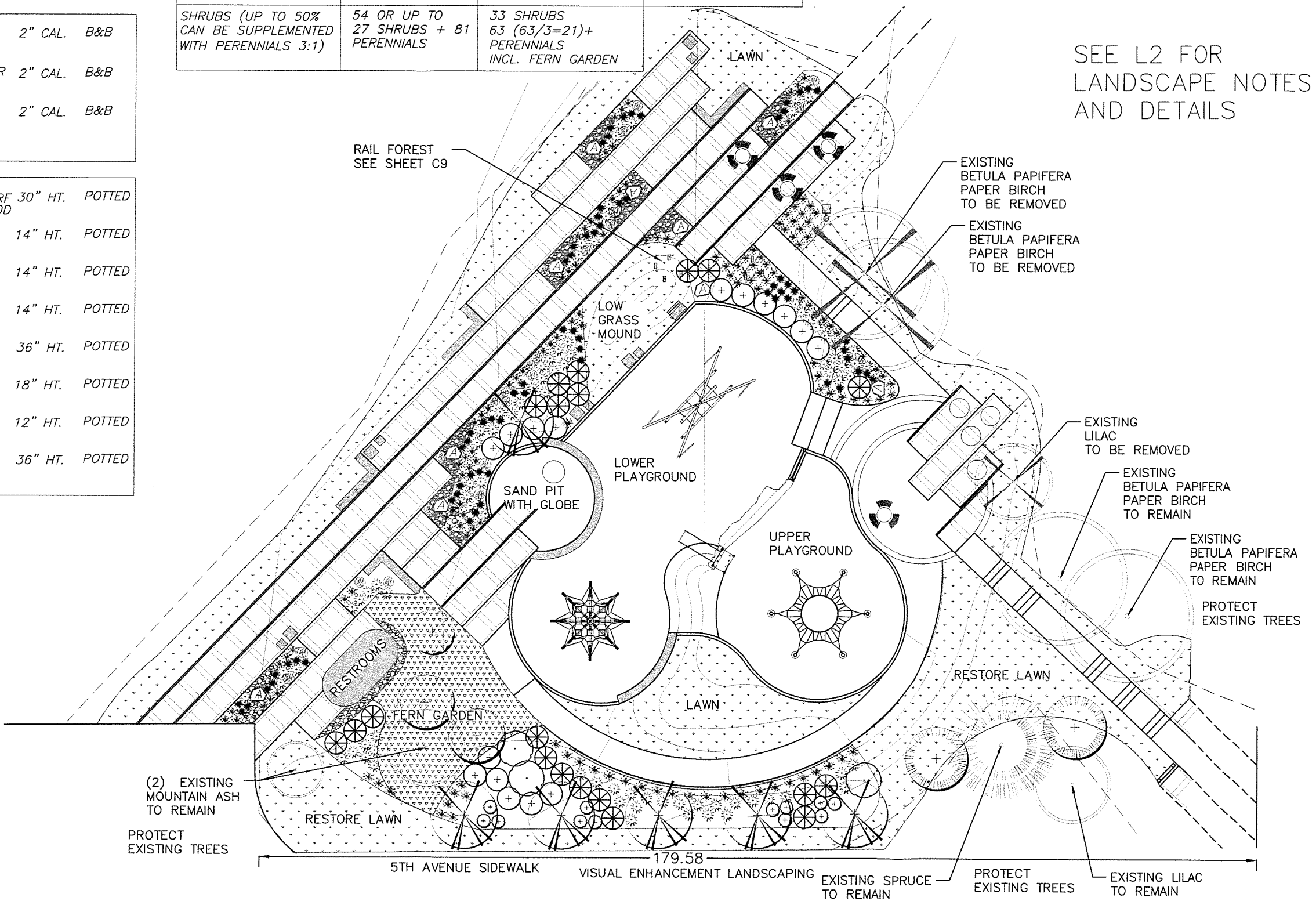
10 BOULDER-A

PROTECT EXISTING VEGETATION

EXISTING VEGETATION TO BE REMOVED

VISUAL ENHANCEMENT LANDSCAPING (180LF)

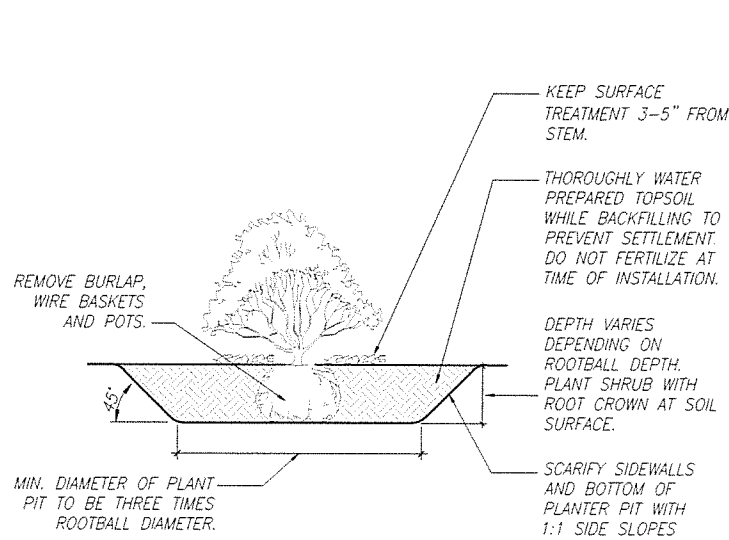
LANDSCAPE ELEMENT	REQUIRED	PROPOSED	EXISTING
TREES CAN INCLUDE EXISTING MATURE TREES	9	5 SINGLE STEM BIRCH 2 MULTI STEM BIRCH 2 LARCH	1 EX. 50'+ SPRUCE 1 EX. 12' LILAC 2 EX. MOUNTAIN ASH (1 12', 1 20')
SHRUBS (UP TO 50% CAN BE SUPPLEMENTED WITH PERENNIALS 3:1)	54 OR UP TO 27 SHRUBS + 81 PERENNIALS	33 SHRUBS 63 (63/3=21)+ PERENNIALS INCL. FERN GARDEN	



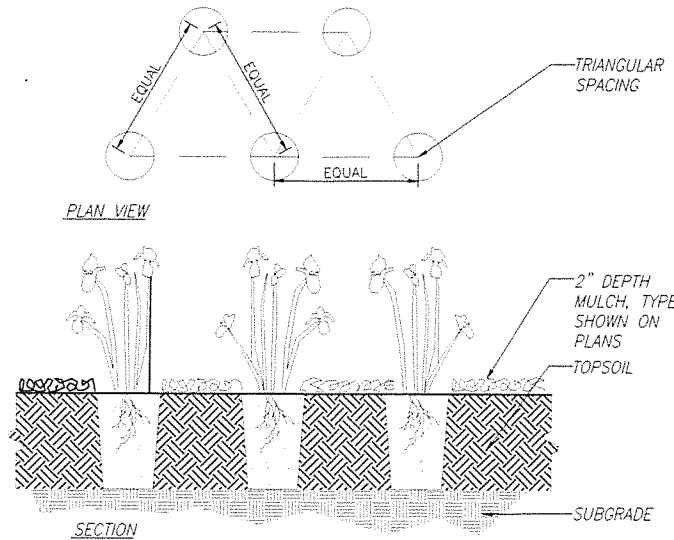
SEE L2 FOR LANDSCAPE NOTES AND DETAILS

LANDSCAPING NOTES

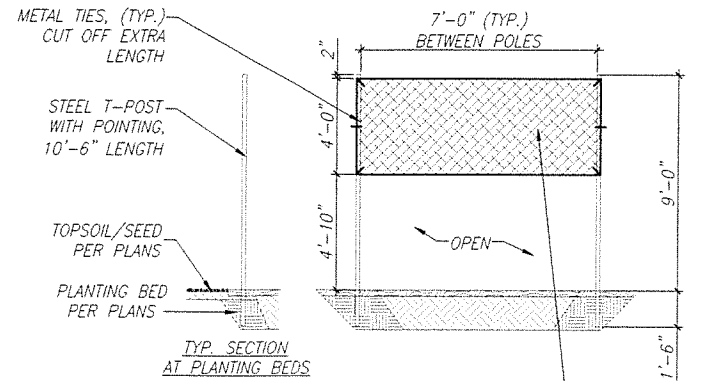
1. LANDSCAPE PLANTING DETAILS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.) UNLESS OTHERWISE NOTED.
2. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260.1-2014.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION WITH 2" TOPSOIL AND TYPE A SEED UNLESS OTHERWISE INDICATED ON PLANS.
4. CONTRACTOR TO GUARANTEE PLANT ESTABLISHMENT THROUGH MAINTENANCE. WARRANTY PERIOD SHALL BE ONE GROWING SEASON FROM DATE OF INSTALLATION, IN ACCORDANCE WITH M.A.S.S.
5. PLANTING BEDS, UNLESS OTHERWISE IDENTIFIED ON THE PLAN, SHALL RECEIVE MIN 18" DEPTH TOPSOIL AND MIN. 3" DEPTH SHREDDED BARK MULCH.
6. DO NOT APPLY HYDROSEEDING PRODUCT OR SEED MIX IN THE MULCHED AREA AROUND STEM OR TRUNK OF NEW PLANTINGS.
7. ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION FENCING PER 3/L2.



1 SHRUB PLANTING
L2 SCALE: NTS

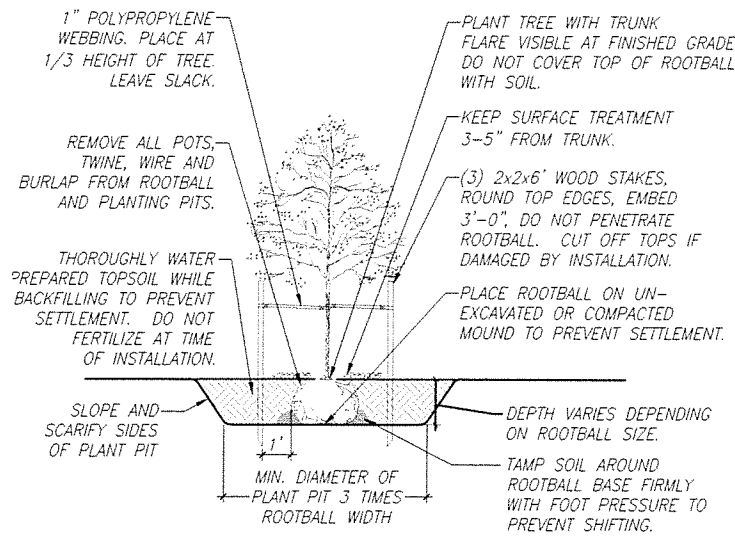


2 PERENNIAL PLANTING
L2 SCALE: NTS

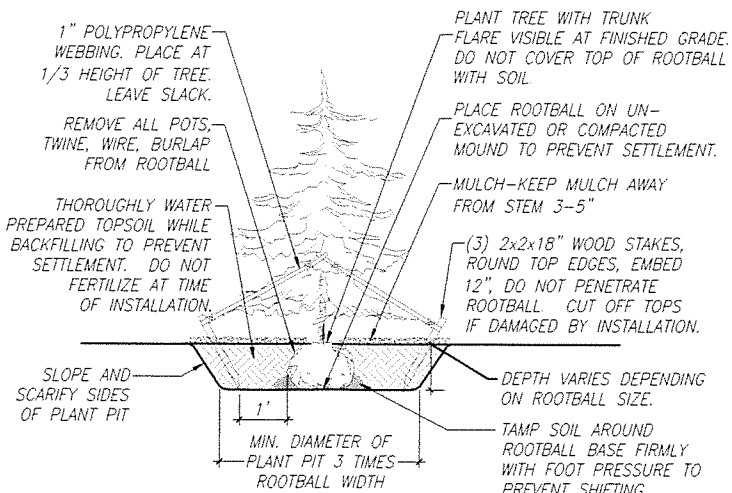


- NOTE:
1. MOOSE PROTECTION FENCING REQUIRED AROUND ALL NEW DECIDUOUS TREES.
2. FOR INDIVIDUAL TREES, 3 POSTS REQUIRED PER TREE.
3. FOR TREE GROUPINGS, PLACE POLES AS NECESSARY SO THAT NETTING DOES NOT TOUCH BRANCHES.

3 MOOSE PROTECTION
L2 SCALE: NTS



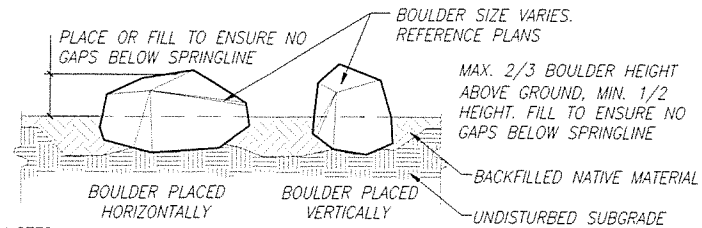
4 DECIDUOUS TREE PLANTING-STAKED
L2 SCALE: NTS



5 EVERGREEN TREE PLANTING-STAKED
L2 SCALE: 1"=1'-0"

LANDSCAPE BOULDER SIZING SCHEDULE

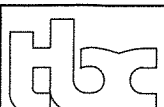
BOULDER SYMBOL	CIRCUMFERENCE HEIGHT (± 2 FT.)	(± 0.5 FT.)
A	12 FT.	4'
B	9 FT.	3'



- NOTES:
- 1) LOCATION AND ORIENTATION OF PLACED ROCKS SHALL BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE
- 2) ROCKS SHOULD BE NO HIGHER THAN 24" ABOVE ANY ADJACENT GRADE .
- 3) CIRCUMFERENCE REFERS TO THE LARGEST CIRCUMFERENCE OF THE BOULDER.
- 4) HEIGHT IS MEASURED PERPENDICULAR TO AXIS USED FOR DETERMINING CIRCUMFERENCE.

6 LANDSCAPE BOULDERS
L2 SCALE: NTS

REVISIONS												BY	REV



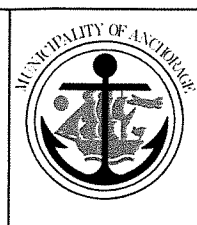
The Boutet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6778
Fx. 907-522-6779
License No. AECC857

CONSULTANT

SEAL

Department of Parks and Recreation
Municipality of Anchorage

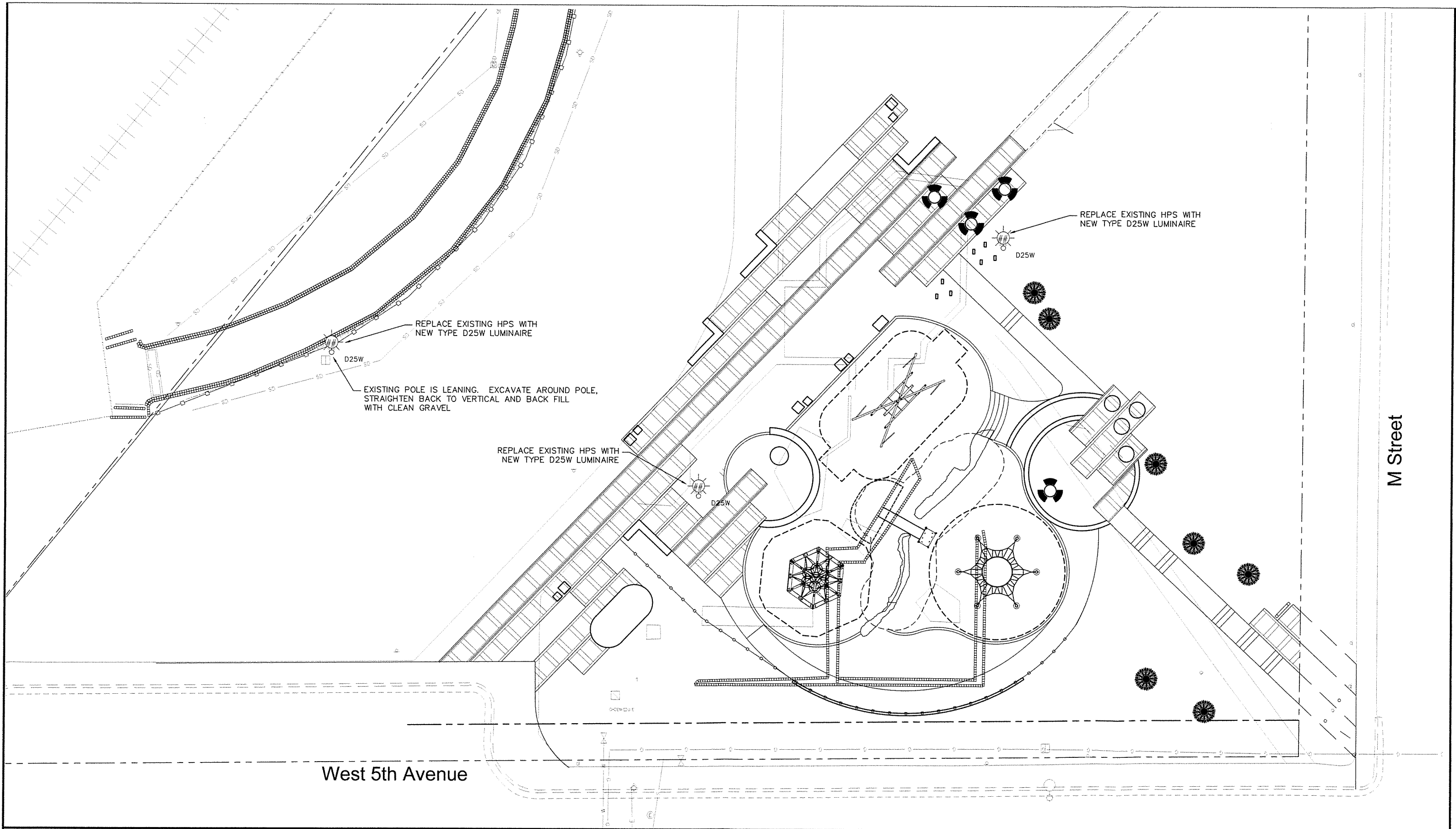
Healthy Parks
Healthy People



PARKS AND RECREATION DEPARTMENT
ELDERBERRY PARK & PLAYGROUND
ANCHORAGE, ALASKA 99508

LANDSCAPE DETAILS

SCALE: HOR. NA VER. NA
DATE: 4/15/2020
GRID: SV11229
STATUS: NOT FOR CONSTRUCTION
SHEET L2 of L2



VERIFY SCALE		THIS BAR REPRESENTS ONE INCH ON ORIGINAL DRAWING.		IF BAR IS NOT ONE INCH, ADJUST DRAWING SCALE ACCORDINGLY.		FULL SIZE SCALE HORZ SCALE: 1"=30' VERT SCALE:	
DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE
BASE			TELEPHONE				
TOPOGRAPHY			ELECTRIC				
PROFILE			CABLE TV				
SANITARY SEWER			TRAFFIC SIGNAL DESIGN				
STORM SEWER							
WATER			QUANTITIES				
GAS			MUN. FINAL CHECK				
PLAN CHECK				REVISIONS			

RECORD DRAWING Note: To be filled out on original drawings upon project completion.

1. DATA PROVIDED BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____
BY: _____ TITLE: _____
DATE: _____

2. DATA TRANSFERRED BY: _____
COMPANY: _____
DATE: _____

3. Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
DATA TRANSFER CHECKED BY: _____
COMPANY: _____
BY: _____ TITLE: _____
DATE: _____

Department of Parks and Recreation

Healthy Parks

Municipality of Anchorage

Healthy People

HC

The Boutet Company Inc.

601 East 57th Place, Suite 102
ANCHORAGE, ALASKA 99515
PHONE (907) 522-6779 FAX (907) 522-6773

NEE Co

Northern Electrical Engineering, LLC

8410 FIDELITY CIRCLE
ANCHORAGE, AK 99507
PHONE (907) 362-1400
JHPARKER@NEEC.NET
CELL (907) 528-0956
FAX 433

STATE OF ALASKA

49th

James H. Parker

EE 7433

2/15/2010

REGISTERED PROFESSIONAL ENGINEER

2019 UNIVERSITY LAKE PARK
PARKING LOT IMPROVEMENTS

ELDERBERRY PARK
ANCHORAGE AK
ILLUMINATION

HORZ SCALE: 1"=10'
VERT SCALE: 1"=10'

DATE: 4/1/2020

GRID: SW1736

STATUS: NOT FOR CONSTRUCTION

SHEET E1 of E2

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MODEL	DESCRIPTION	MOUNTING	LAMP	BALLAST	INPUT WATTS	VOLTS	TOTAL LUMENS	QUANTITY	NOTE 1
D25W		LITHONIA LIGHTING, DSX2 LED P1 40K T5W MVOLT	AREA LIGHT TYPE T5W OPTIC 19458 LUMENS 40K	POLE	(1) LED,	ELECTRONIC	140	MULTIPLE	0	3	25' MOUNTING HEIGHT

CONTRACTOR TO VERIFY FIXTURE COUNT

- NOTES:
- COMPLY WITH 2014 EDITION OF THE NEC AND ALL MOA MODIFICATIONS AND M.A.S.S 2015. ALL WORK TO BE PERFORMED BY ALASKA LICENSED ELECTRICIANS.
 - STREET LIGHT POLES: MAST ARM LENGTH AS PER SCHEDULE. FOUNDATIONS, POLES AND ARMS SHALL BE DESIGNED FOR 100 MPH WINDS AND 130 MPH GUSTS IN CONFORMANCE WITH MASS 2015. A COPY OF THE DESIGN COMPUTATIONS SHALL BE SUPPLIED BY THE MANUFACTURER IN ADDITION TO THE STANDARD SHOP DRAWINGS AND MATERIALS SUBMITTALS PRIOR TO INCORPORATION OF ANY LUMINAIRE, POLE OR MAST ARM INTO THE PROJECT. REFER TO MOA STANDARD SPECIFICATIONS SECTION 80.05 ARTICLE 5.1 AND SECTION 80.06 ARTICLE 6.1.
 - BRANCH CIRCUIT WIRE: 3C/#8 XHHW UNLESS NOTED OTHERWISE, STRANDED COPPER WITH OVERALL POLYETHYLENE JACKET, ALL TAPS AND SPLICES SHALL BE DIRECT BURIAL RATED. PROVIDE A GROUND WIRE IN ALL CONDUITS, SIZE AS NOTED.
 - CONDUIT SCHEDULE: 2" RIGID STEEL CONDUIT (RSC) OR 2" SCHEDULE 40 PVC, BURIED 30". IF PVC IS USED, ALL ROAD CROSSINGS, 90' SWEEPS AND THE RUN FROM THE LOAD CENTER TO THE JUNCTION BOX AT THE BASE OF THE LOAD CENTER SHALL BE RSC.
 - JUNCTION BOXES: TYPE 1--A WITH "LIGHTING" ON COVER.
 - ALL JUNCTION BOXES SHALL BE INSTALLED ON THE DOWN STREAM SIDE OF TRAFFIC FROM THE POLE.
 - HAND HOLES ON THE POLES SHALL BE ON THE DOWNSTREAM SIDE OF TRAFFIC.
 - LOAD CENTER SIMILAR TO: TYPE 1: CIRCLE AW CMP-4900 ON A MB-2820 BASE, TYPE 1A: CIRCLE AW CMP-4111MC-1 ON A MB-1515 BASE. NOTE THAT THE TYPE 1A NUMBERS OVERRIDE M.A.S.S. 80 14.7.
 - INSERT A LAMINATED COPY OF THE CIRCUIT DIRECTORY INSIDE OF THE LOAD CENTER.
 - INSERT A LAMINATED COPY OF THE POWER AND CONTROL ONE LINE DIAGRAM INSIDE OF THE LOAD CENTER WITH THE FOLLOWING INFORMATION: LOAD CENTER IDENTIFICATION (A, B, ETC.), PROJECT NAME, MUNICIPAL PROJECT NUMBER AND SERVICE VOLTAGE .
 - PROVIDE SCOTCHCAL 220 LABELS ON FRONT OF LOAD CENTER "LU" AND "MOA".
 - PROVIDE A PHENOLIC LAMINATED LABEL "MAXIMUM FAULT CURRENT OF XXX AMPS, CALCULATED XX/XX/20XX".
 - ALL EQUIPMENT, POLES, FOUNDATIONS AND JUNCTION BOXES SHALL BE A MINIMUM OF 7' BACK OF THE TRAVELED WAY IF THERE IS NO SIDEWALK OR 2' BACK OF SIDEWALK IF A SIDEWALK IS PRESENT.
 - REFER TO ASSOCIATED M.A.S.S. DETAILS:
 - 80-2 (CONCRETE FOUNDATION LOAD CENTER TYPE 1A)
 - 80-3 (CONCRETE FOUNDATION LOAD CENTER TYPE 1)
 - 80-9 (POURED CONCRETE LUMINAIRE POLE FOUNDATION)
 - 80-13 (DRIVEN STEEL PILE LIGHT POLE FOUNDATION)
 - 80-18 (LUMINAIRE CLEARANCES)
 - 80-19 (FLANGE MOUNTED LUMINAIRE POLE)
 - 80-20 (LUMINAIRE ARM DETAIL)
 - 80-21 (DRIVEN STEEL PILE SLIP BASE POLE ASSEMBLY)
 - 80-22 (FLANGE MOUNTED DETAIL FOR CONCRETE LUMINAIRE BASE)
 - 80-23 (CONCRETE LUMINAIRE BASE SLIP BASE DETAIL)
 - 80-30 (HDPE/PVC TRANSITION DETAIL)
 - 80-31 (TYPE 1A JUNCTION BOX)
 - 80-35 (POST MOUNTED LOAD CENTER - TYPE 2)
 - 80-36 (LOAD CENTER ENCLOSURE TYPE 1A).
 - 80-37 (LOAD CENTER ENCLOSURE TYPE 1)
 - ALL POLES ARE FIXED SLIP BASE.
 - PROVIDE TWO POLE IDENTIFICATION TAGS AS PER M.A.S.S. 80.05.6.

PARK ILLUMINATION SCHEDULE

AVERAGE FOOT-CANDLES	1.29
MAXIMUM FOOT-CANDLES	2.58
MINIMUM FOOT-CANDLES	0.24
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	10.69
AVERAGE TO MINIMUM FC RATIO	5.32

LUMINAIRE STATIONING SCHEDULE

POLE #	LUMINAIRE MOUNTING HEIGHT	MAST ARM LENGTH	NORTHING	EASTING	NOTES
1	25	1			
2	25	1			
3	25	1			

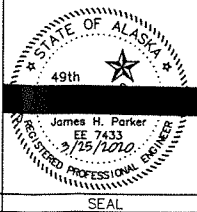
VERIFY SCALE

DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY
BASE			TELEPHONE						JHP
TOPOGRAPHY			ELECTRIC						JHP
PROFILE			CABLE TV						JHP
SANITARY SEWER			TRAFFIC SIGNAL DESIGN						
STORM SEWER									
WATER			QUANTITIES						
GAS			MUN. FINAL CHECK						
PLAN CHECK					REVISIONS				

RECORD DRAWING

- Note: To be filled out on original drawings upon project completion.
- DATA PROVIDED BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____
BY: _____ TITLE: _____
DATE: _____
 - DATA TRANSFERRED BY: _____
COMPANY: _____
DATE: _____
 - Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
DATA TRANSFER CHECKED BY: _____
COMPANY: _____
BY: _____ TITLE: _____
DATE: _____

Department of Parks and Recreation
Municipality of Anchorage



2019 UNIVERSITY LAKE PARK PARKING LOT IMPROVEMENTS
ELDERBERRY PARK ANCHORAGE AK ILLUMINATION

APPENDIX A

PUBLIC
INVOLVEMENT
MATERIALS



**Municipality of Anchorage Parks and
Recreation welcomes you to...**

Elderberry Park Open House

PARK MAKEOVER COMING SOON!

**SHARE YOUR IDEAS &
SELECT A PLAY THEME!**



**DEC. 4, 2019
6 PM TO 8 PM
COPPER WHALE INN**

Light snacks provided, all are welcome!



BETTISWORTH NORTH



MASTER PLAN

ELDERBERRY PARK

ANCHORAGE, AK

ALTERNATIVE 2

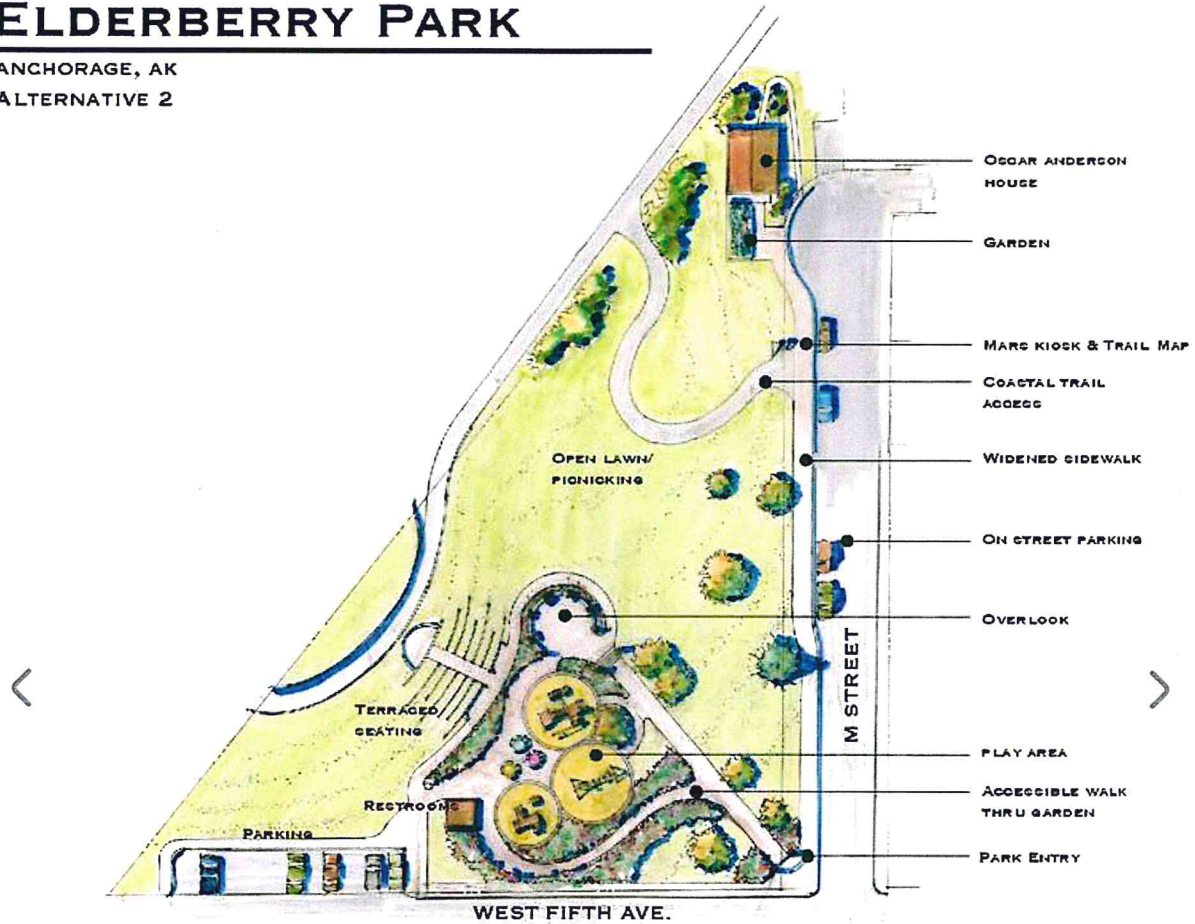
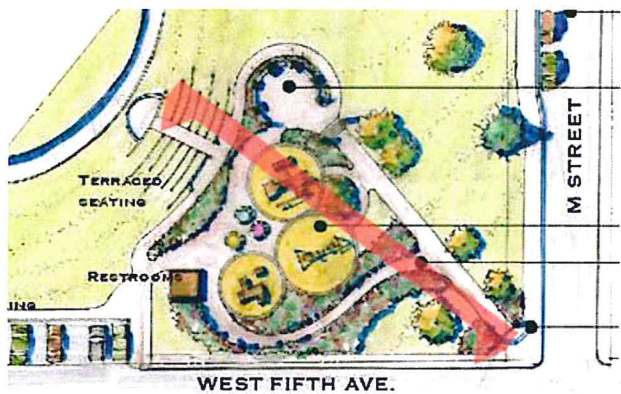
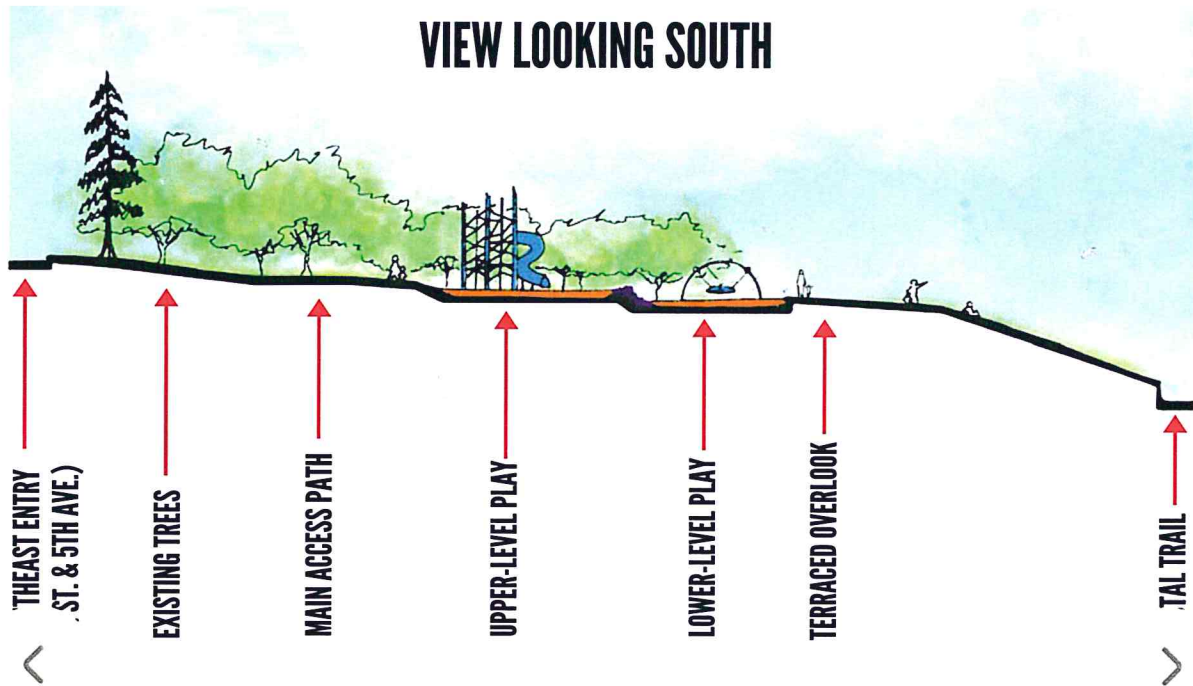


Figure 30: Alternative 2 showing access to the Coastal Trail inside the Park

**PLAY
AREA
(ENLARGED)**



PLAY AREA SECTION



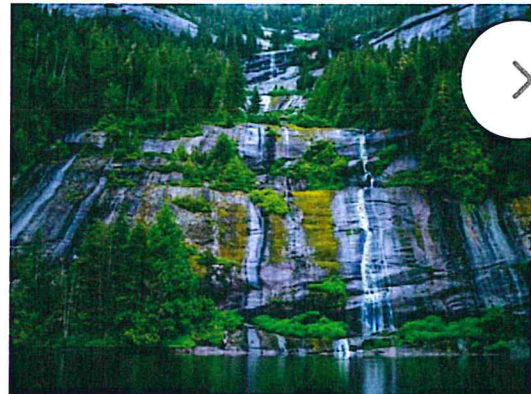
PLAY THEMES

A
L
A
S
K
A

<

W
I

L
D



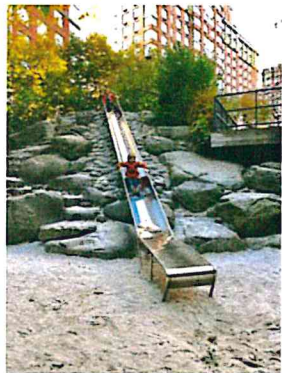
PLAY FEATURES

A
L
A
S
K
A

<

W
I

L
D



PLAY FEATURES

A
L
A
S
K
A
<
W
I
L
D



PLAY THEMES

T
R
A
N
S
P
O
R
T
A
T
I
O
N



PLAY FEATURES

TRAVEL: HOW DO YOU LIKE TO EXPLORE?

T
R
A
N
S
P
O
R
T
A
T
I
O
N

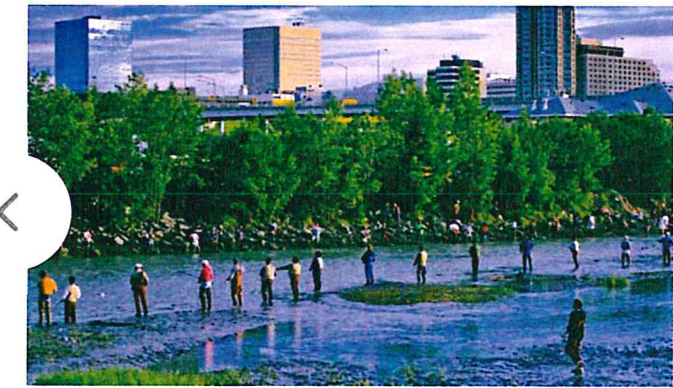


PLAY THEMES

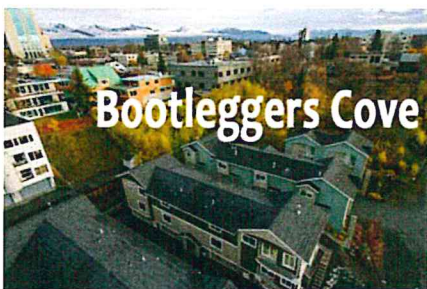
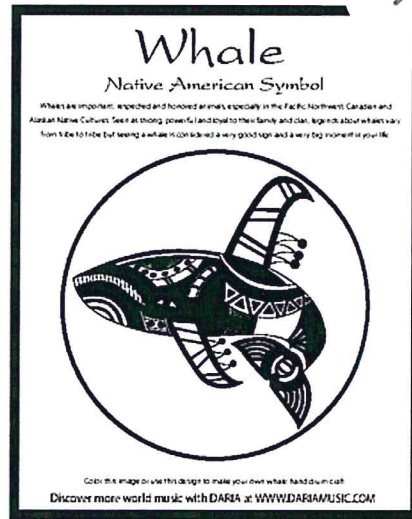
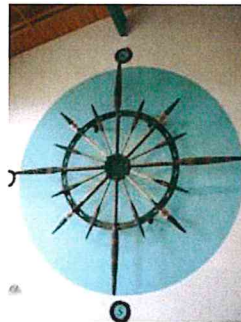
A
L
A
S
K
A



C
U



T
U
R
E



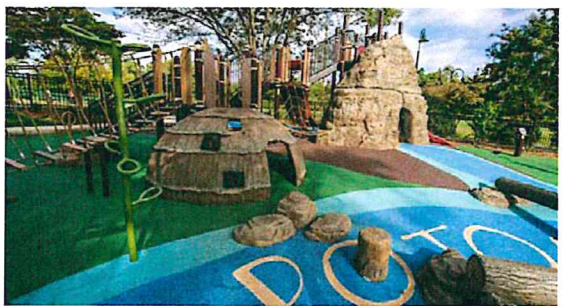
PLAY FEATURES

A
L
A
S
K
A

C
U

<

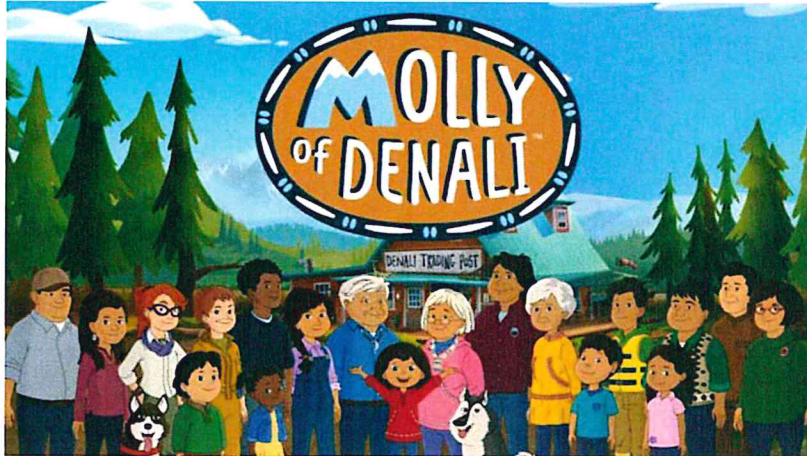
T
U
R
E



INSPIRATION

ALASKA NATIVE VALUES (CREDIT: MOLLY OF DENALI)

<https://pbskids.org/molly>



< **Showing Respect to Others – Each Person Has a Special Gift** >

2. **Sharing What You Have – Giving Makes You Richer**

3. **Knowing Who You Are – You Are an Extension of Your Family**

4. **Accepting What Life Brings – You Cannot Control Many Things**

5. **Having Patience – Some Things Cannot Be Rushed**

6. **Living Carefully – Your Actions Have Consequences**

7. **Taking Care of Others – You Cannot Live Without Them**

8. **Honoring Your Elders – They Show You the Way in Life**

9. **Seeing Connections – All Things are Related**

INSPIRATION

WELCOME TO ANCHORAGE, ALASKA

How do you welcome your guests?



Boutet Company
601 East 57th Place, #102
Anchorage, AK., 99518

PRSRT STD
US POSTAGE
PAID
PERMIT 845
ANCHORAGE AK

FEB 06 REC'D



ALL FOR AADC 995*****0000407*****000002

The Boutet Company
601 E 57th Pl Ste 102
Anchorage AK 99518-1311

Public Meeting Announcement

You are invited to attend the South Addition Community Council meeting to discuss the proposed **Elderberry Park Improvements**. The parcel ID is #001-031-22-000 and the site address is 1297 5th Avenue. The purpose of the meeting is to discuss the preferred concept alternative for this MOA Parks and Recreation Project, as well as discuss the upcoming Urban Design Commission public hearing for a Major Site Plan Review.



www.muni.org/Departments/parks/Pages/ElderberryParkImprovements

If you have any questions,
please contact:
Maeve Nevins-Lavtar
Project Manager
(907) 343-4135

Event: Community Meeting

Date: Thursday, February 27th, 2020

Time: 7:00 P.M.

Location: 1420 N Street

Anchorage, AK 99508

Anchorage Lutheran Church (15th Ave & N St)

105234020 29TH STREET PROPERTY LLC	670 E PRIMROSE CIR #3A	PALMER	AK	99645
103310000 415 L STREET LLC	415 L STREET	ANCHORAGE	AK	99501
103307000 5L PROPERTY LLC	PO BOX 242263	ANCHORAGE	AK	99524
105240009 7TH & K STREET LLC	1130 W 6TH AVE #5	ANCHORAGE	AK	99501
105232007 AGUIAR LUISA FONTES	609 PACIFIC PLACE	ANCHORAGE	AK	99501
103108001 ALASKA INNS INC	2706 W COLFAX AVENUE	DENVER	CO	80204-2346
ALASKA PACIFIC UNIVERSITY ATTN BUSINESS				
103246022 MANAGER	4101 UNIVERSITY DR	ANCHORAGE	AK	99508-4672
105234003 ALBATROSS DIVERSIFIED LLC	PO BOX 921207	DUTCH HARBOR	AK	99692
AMON JANINE OROS 50% & FREDRICKSON SCOTT				
105143001 50%	610 N STREET #1	ANCHORAGE	AK	99501-3261
105234021 AMSDEN MATTHEW ERIN	PO BOX 3750	PALMER	AK	99645
105234041 ANDERSEN JOAN E	1110 W 6TH AVENUE #503	ANCHORAGE	AK	99501-1955
103124000 ARR	PO BOX 107500	ANCHORAGE	AK	99510-7500
105234043 ARTURO ANTHONY	3876 LINCOLN ELLSWORTH COURT	ANCHORAGE	AK	99517
103248011 AURORA POWER RESOURCES INC	4665 SWEETWATER BLVD STE 103	SUGAR LAND	TX	77479-3554
AVEY FAMILY TRUST AVEY JAMES D & DONNA A /				
103111000 TTES	521 N STREET APT A/C	ANCHORAGE	AK	99501
103246024 BARNES FAMILY TRUST	510 L ST APT 1005	ANCHORAGE	AK	99501
105240001 BEAM LAURA & DAVID FAMILY TRUST	PO BOX 297	GIRDWOOD	AK	99587-0297
103105000 BECKWITH MARTHA	522 N STREET	ANCHORAGE	AK	99501-1916
105218000 BELMAN ROGER PJ	605 N ST #1	ANCHORAGE	AK	99501-3224
103248012 BINKLEY JUDY	5325 CHENA SMALL TRACTS RD	FAIRBANKS	AK	99709-3332
103246009 BLAKESLEE ALASKA COMMUNITY PROPERTY TRUST	510 L ST #802	ANCHORAGE	AK	99501-1960
103308000 BOMBECK GREGORY J & CYNTHIA S	18016 KAMKOFF AVE	EAGLE RIVER	AK	99577-9323
103108002 BRADLEY THOMAS C C/O PARAGON PROPERTIES	240 E TUDOR RD STE 210	ANCHORAGE	AK	99503
105234024 BRATTAIN OLIVIA	821 N STREET #101	ANCHORAGE	AK	99501
105234012 BROWN JESSICA M 50% & JANZEN DAVID J 50%	1110 W 6TH AVENUE #204	ANCHORAGE	AK	99501-1947
105141007 BUCKNER REVOCABLE TRUST THE	200 W 34TH AVE #784	ANCHORAGE	AK	99503
CARR-GOTTSTEIN PROP LP 50% & GOTTSTEIN FAM				
103328000 CGP LLC 24.75% & CARR FAM CGP LLC 24.75% & ETAL	4000 W DIMOND BLVD #240	ANCHORAGE	AK	99502
105240007 CAUDLE JENIFER	PO BOX 874161	WASILLA	AK	99687
103110001 CHURCH EMILY C	527 N ST #1	ANCHORAGE	AK	99501
103238000 COPPER WHALE INN LLC	440 L STREET	ANCHORAGE	AK	99501
103248018 COTTON WILLIAM T	2054 SARATOGA AVE	ANCHORAGE	AK	99517
105142000 COVE LLC THE % RICHARD MYSTROM	PO BOX 91653	ANCHORAGE	AK	99509-1653
105234016 CRAIG JOSEPH A	1110 W 6TH AVE APT 208	ANCHORAGE	AK	99501-1947
CRAWFORD LOUISE J TRUST CRAWFORD LOUISE				
103248013 J/TRUSTEE	333 M ST	ANCHORAGE	AK	99501
103246016 D & L LLC	510 L ST #903	ANCHORAGE	AK	99501-1959
105240002 DANIELS REGINA L & DAVIS SCOTT E	PO BOX 3852	SOLDOTNA	AK	99669
DART CHRISTINE 1/3 & MILLER MICHAEL 1/3 &				
103248004 MILLER ROBERT 1/3	PO BOX 57007	NORTH POLE	AK	99705
103248001 DAVIDSON MICHAEL	333 M ST #101	ANCHORAGE	AK	99501-1973
103246019 DEFUSCO RUSSELL P & DONNA C	5010 LANAGAN ST	COLORADO SPRINGS	CO	80919-3598
DICKINSON LEWIS & JACQUELINE JOINT REVOCABLE				
103126203 TRUST DICKINSON L E & J M/CO-TTEES	500 M ST #203	ANCHORAGE	AK	99501-1970
105234010 DONAHUE CLAIRE A	PO BOX 808	STERLING	AK	99672
103112003 DOZZO JOSEPH A & SANDRA	515 N ST #3	ANCHORAGE	AK	99501-1940
105234055 DUBBINS JULIE A	1110 W 6TH AVENUE #608	ANCHORAGE	AK	99501
105234027 EGGLESTON KENNETH W	1110 W 6TH AVE #309	ANCHORAGE	AK	99501
105234025 EGGLESTON KENNETH W	PO BOX 1045	BETHEL	AK	99559-1045
105141004 ERIKSSON LORRAINE REVOC TRUST	604 OCEAN PLACE #201	ANCHORAGE	AK	99501
103112004 ERNOUF WILLIAM S	515 N STREET #4	ANCHORAGE	AK	99501-1916
103203000 EVANS AROM J & DESRUISSEAU JENNIFER E	200 2ND AVE S #489	SAINT PETERSBURG	FL	33701
FELLAND ROBERT W REVOC TRUST FELLAND ROBERT				
103126201 W/TRUSTEE	500 M STREET #201	ANCHORAGE	AK	99501-1970
FHW TRUST BLANKENSHIP MICHAEL WILLIAM &				
103246012 ELIZABETH SUSAN/TRUSTEES	510 L STREET APT 805	ANCHORAGE	AK	99501
FIGUEROA WILLIAM STEPHEN & ROBIN ANN TRUST				
103246021 FIGUEROA ROBIN ANN / TTE	700 M ST	ANCHORAGE	AK	99501
105240006 FIREPROOF HOLDINGS II LLC	PO BOX 109	ESTER	AK	99725
103112001 FOSTER JAMES K	PO BOX 191001	ANCHORAGE	AK	99519-1001
103126103 FRIEDMAN JILL R	500 M ST #103	ANCHORAGE	AK	99501-1967
105234006 GAGE HOPE	2463 OAK DRIVE	ANCHORAGE	AK	99508
103126101 GAGNON BRUCE E & SHARON D	500 M ST UNIT #101	ANCHORAGE	AK	99501-1914
103211000 GOTTLIEB KEVIN L 50% & ACREE BOB 50%	PO BOX 241826	ANCHORAGE	AK	99524-1826
103239002 GROUND FLOOR LLC	500 L ST #200	ANCHORAGE	AK	99501-5910
105240004 HALPIN MARK D & BERENICE ISABEL	PO BOX 2483	HOMER	AK	99603-2483
103246025 HANSON INGRID	PO BOX 91516	ANCHORAGE	AK	99509
HARMON JERRY & BEVERLY LIVING TRUST HARMON J				
103109000 J & B A / TRUSTEES	4322 CONE PLACE	JUNEAU	AK	99801
105234009 HARRIS HOWARD A SR REVOCABLE TRUST	540 L ST APT 500	ANCHORAGE	AK	99501
105141006 HARTMAN TOM & SHIRLEY	604 OCEAN PLACE #301	ANCHORAGE	AK	99501
105234035 HO CHRISTOPHER YAN-TAK	1110 W 6TH AVE #407	ANCHORAGE	AK	99501-1953
HOPPER BILL & CECILIA TRUST HOPPER W L JR & C				
103248017 M/TRUSTEES	PO BOX 244373	ANCHORAGE	AK	99524
105234040 HUBBARD DARREN T	1110 W 6TH AVENUE #501	ANCHORAGE	AK	99501-1955
105234044 HUBBARD DENNIS	PO BOX 244202	ANCHORAGE	AK	99524-4202
105234053 HUBBARD GEORGE E	4170 ALLAN PL	ANCHORAGE	AK	99508
103204000 HULTQUIST HOMES INC	12570 OLD SEWARD HIGHWAY #204	ANCHORAGE	AK	99515
105234017 JOHNSON ANN L	2167 OLD STEESE HWY NORTH	FAIRBANKS	AK	99712
103248021 JONES CAROLYN ETHEL	333 M STREET #407	ANCHORAGE	AK	99501-1902
105234049 KAERCHER INVESTMENTS LLC	3061 AMBER BAY LOOP	ANCHORAGE	AK	99515-2303

103112002 KELLY MARION C	515 N STREET #2	ANCHORAGE	AK	99501-1940
105234022 KERNS FAMILY TRUST	1315 W 12TH AVE	ANCHORAGE	AK	99501
KERNS FAMILY TRUST KERNS RICHARD P & JANE/CO-				
105234032 TRUSTEES	1315 W 12TH AVENUE	ANCHORAGE	AK	99501
103209000 KIIJK PROPERTIES LLC	11541 BARR RD	ANCHORAGE	AK	99516
KIM LIVING TRUST KIM CHUCK MO & PEACE HWA FKA				
103246013 KIM HWA JUNG / TRUSTEES	510 L STREET #806	ANCHORAGE	AK	99501-1960
103246015 KLEIN MYRON W	3264 PIONEER AVE	JUNEAU	AK	99801-1964
103103000 KOZIOL FRANK S & HALEY PAULA M	500 N STREET	ANCHORAGE	AK	99501-1916
103239004 KP LLC	500 L STREET SUITE 400	ANCHORAGE	AK	99501-5911
103248006 KUMIN LINDA L	333 M ST APT 205	ANCHORAGE	AK	99501-1973
105234037 KWOK PATRICIA SUKKIN	1110 W 6TH AVE #409	ANCHORAGE	AK	99501
103208000 L STREET INVESTMENTS	2525 BLUEBERRY RD STE 204	ANCHORAGE	AK	99503
105234019 LAMBERT MARIE A LIFE ESTATE	1110 W 6TH AVENUE #301	ANCHORAGE	AK	99501
103126303 LANG MICHAEL H	500 M ST #303	ANCHORAGE	AK	99501-1974
103248009 LATHROP ROBERT L	333 M ST #208	ANCHORAGE	AK	99501-1902
105234014 LEE ERNEST G	1110 W 6TH AVE UNIT 206	ANCHORAGE	AK	99501
LEE EUN YONG REVOCABLE TRST LEE EUN				
103246017 YONG/TRUSTEE	510 L ST #904	ANCHORAGE	AK	99501
105240008 LEE SUNNY S	7491 LABRADOR CIR	ANCHORAGE	AK	99502
103248005 LEWIS JOSHUA C & BECWAR-LEWIS VICTORIA	1120 HUFFMAN ROAD STE #24-466	ANCHORAGE	AK	99515
103255000 LONO LLC 50% & NEESER GERALD 50%	2501 BLUEBERRY ROAD	ANCHORAGE	AK	99503-2621
105234004 MARIN JOSE M & MARTA E	1110 W 6TH AVE APT 310	ANCHORAGE	AK	99501-1950
105234028 MARIN JOSE N & MARTA E	1110 W 6TH AVE #310	ANCHORAGE	AK	99501
103239005 MARINERS VIEW LTD PARTNERSHIP	500 L ST STE 100	ANCHORAGE	AK	99501-5910
MASSIE FAMILY TRUST MASSIE THOMAS H &				
103126102 CYNTHIA A / TRUSTEES	500 M ST #102	ANCHORAGE	AK	99501-1967
103248020 MCCAFFREY MARK A & NEWCOMB ERIC	3900 BOWSER AVE	DALLAS	TX	75219
MCGOWND TUCKER FREDERICK 50% & TOMSEN TINA				
105234026 50%	2227 DOUGLAS DR	ANCHORAGE	AK	99517
105234023 MCGUIRE REBECCA & JOHN	1110 W 6TH AVE APT 305	ANCHORAGE	AK	99501-1950
103303000 MCKINLEY PROPERTIES INC ATTN: #5232.14	605 FIRST AVE STE 600	SEATTLE	WA	98104-2224
105234005 MEDLEY MIKE	1110 WEST 6TH #106	ANCHORAGE	AK	99501
103126202 MEIER ERIC A	500 M ST UNIT 202	ANCHORAGE	AK	99501-1970
105240005 MENDEL ALLISON & KAISER MARJORIE	1130 W 6TH AVE #5	ANCHORAGE	AK	99501
MICHAEL NAFLA A IRREVOC TRUST ESTABROOK				
103311000 GERALDINE & MICHAEL LOTTIE M TRUSTEES	2525 GAMBELL ST #307	ANCHORAGE	AK	99503
103229000 MOA PARKS & RECREATION ADMIN	PO BOX 196650	ANCHORAGE	AK	99519-6650
105234015 MOLYNEUX SANDRA	1110 W 6TH AVE UNIT 207	ANCHORAGE	AK	99501
103246014 MONTGOMERY VERONICA C	510 L STREET #901	ANCHORAGE	AK	99501
105143002 MOORE CARLA M	610 N ST APT 2	ANCHORAGE	AK	99501-3261
MORAN M E LIVING TRUST MORAN MARY E /				
103119000 TRUSTEE % JADCO PROPERTY MANAGEMENT	823 W 53RD AVENUE	ANCHORAGE	AK	99518
105143004 MUEGGE-VAUGHAN CAROLYN	610 N STREET #4	ANCHORAGE	AK	99501-3261
105141001 MYSTROM RICHARD E	604 OCEAN PLACE UNIT 101	ANCHORAGE	AK	99501
105234057 NASH GEORGE % JEMS REAL ESTATE	PO BOX 190530	ANCHORAGE	AK	99519-0530
NOLIN LADD M DECLARATION OF TRUST NOLAN				
105232009 LADD M / TRUSTEE	613 PACIFIC PLACE	ANCHORAGE	AK	99501
103202000 OLSON DANIEL K NKA PAZ DANIEL K	540 COASTAL PLACE	ANCHORAGE	AK	99501
105234033 O'QUINN BRIAN PATRICK & LUCY FLYNN	1110 W 6TH AVENUE UNIT 405	ANCHORAGE	AK	99501
103248023 O'ROURKE RUTH E	333 M ST #409	ANCHORAGE	AK	99501-1902
105141002 OSG LLC 1001 YAKIMA AVE	SUITE 2	TACOMA	WA	98405
103248008 PANZARELLA MARIUS H & SYLVIA L	7022 TAHAINA DR	ANCHORAGE	AK	99502
103248014 PARRISH EUGENE A & ANN T	333 M ST #302	ANCHORAGE	AK	99501
105234034 PEN'S FAMILY TRUST	1110 WEST 6TH AVENUE #406	ANCHORAGE	AK	99501-1953
105234018 PEREIRA JUAN R & ANA M	1110 W 6TH AVE #210	ANCHORAGE	AK	99501-1947
103120000 PHELPS GREGORY L & PEPE JULIE A	8501 SKYHILLS DR	ANCHORAGE	AK	99502-3993
105234048 PRINCE WANDA	1110 W 6TH AVENUE #510	ANCHORAGE	AK	99501-1955
105234051 PROTZMAN MATTHEW	PO BOX 669	WHITTIER	AK	99693-0669
RAINWATER JEAN L DEC OF TRUST RAINWATER JEAN				
103248007 L/TRUSTEE	333 M ST #206	ANCHORAGE	AK	99501-1902
105234029 RAMSTAD WENDY E SURVIVORS TRST	PO BOX 879385	WASILLA	AK	99687
105234002 RANA IMTIAZ A	1121 W 77TH AVE	ANCHORAGE	AK	99518-2469
103248019 REEVES DEANNA F	333 M ST #405	ANCHORAGE	AK	99501-1902
103103000 Resident	500 N ST	ANCHORAGE	AK	99501
103104000 Resident	520 N ST	ANCHORAGE	AK	99501
103105000 Resident	522 N ST	ANCHORAGE	AK	99501
103107000 Resident	530 N ST	ANCHORAGE	AK	99501
103108001 Resident	1233 W 6TH AVE	ANCHORAGE	AK	99501
103108001 Resident	545 N ST COND 1	ANCHORAGE	AK	99501
103108002 Resident	1229 W 6TH AVE	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 1	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 2	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 3	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 4	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 5	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 6	ANCHORAGE	AK	99501
103109000 Resident	535 N ST APT 7	ANCHORAGE	AK	99501
103110001 Resident	527 N ST	ANCHORAGE	AK	99501
103110002 Resident	529 N ST	ANCHORAGE	AK	99501
103111000 Resident	521 N ST APT A	ANCHORAGE	AK	99501
103111000 Resident	521 N ST APT B	ANCHORAGE	AK	99501
103112001 Resident	515 N ST COND 1	ANCHORAGE	AK	99501
103112002 Resident	515 N ST COND 2	ANCHORAGE	AK	99501
103112003 Resident	515 N ST COND 3	ANCHORAGE	AK	99501
103112004 Resident	515 N ST COND 4	ANCHORAGE	AK	99501
103113000 Resident	1236 W 5TH AVE APT 1	ANCHORAGE	AK	99501

103113000 Resident	1236 W 5TH AVE APT 1B	ANCHORAGE	AK	99501
103113000 Resident	1236 W 5TH AVE APT 2	ANCHORAGE	AK	99501
103113000 Resident	1236 W 5TH AVE APT 3	ANCHORAGE	AK	99501
103113000 Resident	1236 W 5TH AVE APT 4	ANCHORAGE	AK	99501
103119000 Resident	526 M ST	ANCHORAGE	AK	99501
103119000 Resident	527 PACIFIC PL	ANCHORAGE	AK	99501
103120000 Resident	539 PACIFIC PL	ANCHORAGE	AK	99501
103121000 Resident	1217 W 6TH AVE	ANCHORAGE	AK	99501
103121000 Resident	1219 W 6TH AVE	ANCHORAGE	AK	99501
103122000 Resident	1297 W 5TH AVE	ANCHORAGE	AK	99501
103123000 Resident	420 M ST	ANCHORAGE	AK	99501
103126101 Resident	500 M ST COND 101	ANCHORAGE	AK	99501
103126102 Resident	500 M ST COND 102	ANCHORAGE	AK	99501
103126103 Resident	500 M ST COND 103	ANCHORAGE	AK	99501
103126201 Resident	500 M ST COND 201	ANCHORAGE	AK	99501
103126202 Resident	500 M ST COND 202	ANCHORAGE	AK	99501
103126203 Resident	500 M ST COND 203	ANCHORAGE	AK	99501
103126301 Resident	500 M ST COND 301	ANCHORAGE	AK	99501
103126302 Resident	500 M ST COND 302	ANCHORAGE	AK	99501
103126303 Resident	500 M ST COND 303	ANCHORAGE	AK	99501
103126304 Resident	500 M ST COND 304	ANCHORAGE	AK	99501
103127000 Resident	528 N ST	ANCHORAGE	AK	99501
103201000 Resident	548 COASTAL PL	ANCHORAGE	AK	99501
103202000 Resident	540 COASTAL PL	ANCHORAGE	AK	99501
103203000 Resident	532 COASTAL PL	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 1	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 2	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 3	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 4	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 5	ANCHORAGE	AK	99501
103204000 Resident	528 COASTAL PL 6	ANCHORAGE	AK	99501
103205000 Resident	510 COASTAL PL	ANCHORAGE	AK	99501
103206000 Resident	1131 W 5TH AVE APT 1	ANCHORAGE	AK	99501
103206000 Resident	1131 W 5TH AVE APT 2	ANCHORAGE	AK	99501
103207000 Resident	433 M ST	ANCHORAGE	AK	99501
103209000 Resident	417 M ST	ANCHORAGE	AK	99501
103211000 Resident	1130 W 4TH AVE	ANCHORAGE	AK	99501
103216000 Resident	325 M ST	ANCHORAGE	AK	99501
103230000 Resident	320 L ST	ANCHORAGE	AK	99501
103238000 Resident	440 L ST	ANCHORAGE	AK	99501
103238000 Resident	442 L ST	ANCHORAGE	AK	99501
103239001 Resident	500 L ST STE 100	ANCHORAGE	AK	99501
103239002 Resident	500 L ST STE 200	ANCHORAGE	AK	99501
103239003 Resident	500 L ST STE 300	ANCHORAGE	AK	99501
103239004 Resident	500 L ST STE 400	ANCHORAGE	AK	99501
103239005 Resident	500 L ST STE 500	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 302	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 303	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 304	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 305	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 306	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 307	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 401	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 402	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 403	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 404	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 405	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 406	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 407	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 408	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 500	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 501	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 502	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 503	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 504	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 505	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 506	ANCHORAGE	AK	99501
103243000 Resident	540 L ST APT 507	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 202	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 203	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 204	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 205	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 206	ANCHORAGE	AK	99501
103243000 Resident	540 L ST STE 207	ANCHORAGE	AK	99501
103246001 Resident	510 L ST COND 1	ANCHORAGE	AK	99501
103246002 Resident	510 L ST COND 2	ANCHORAGE	AK	99501
103246003 Resident	510 L ST COND 3	ANCHORAGE	AK	99501
103246004 Resident	510 L ST COND 4	ANCHORAGE	AK	99501
103246005 Resident	510 L ST COND 5	ANCHORAGE	AK	99501
103246006 Resident	510 L ST COND 6	ANCHORAGE	AK	99501
103246007 Resident	510 L ST COND 7	ANCHORAGE	AK	99501
103246008 Resident	510 L ST COND 801	ANCHORAGE	AK	99501
103246009 Resident	510 L ST COND 802	ANCHORAGE	AK	99501
103246010 Resident	510 L ST COND 803	ANCHORAGE	AK	99501
103246011 Resident	510 L ST COND 804	ANCHORAGE	AK	99501
103246012 Resident	510 L ST COND 805	ANCHORAGE	AK	99501
103246013 Resident	510 L ST COND 806	ANCHORAGE	AK	99501

103246014 Resident	510 L ST COND 901	ANCHORAGE	AK	99501
103246015 Resident	510 L ST COND 902	ANCHORAGE	AK	99501
103246016 Resident	510 L ST COND 903	ANCHORAGE	AK	99501
103246017 Resident	510 L ST COND 904	ANCHORAGE	AK	99501
103246018 Resident	510 L ST COND 905	ANCHORAGE	AK	99501
103246019 Resident	510 L ST COND 906	ANCHORAGE	AK	99501
103246020 Resident	510 L ST COND 1001	ANCHORAGE	AK	99501
103246021 Resident	510 L ST COND 1002	ANCHORAGE	AK	99501
103246022 Resident	510 L ST COND 1003	ANCHORAGE	AK	99501
103246024 Resident	510 L ST COND 1005	ANCHORAGE	AK	99501
103246025 Resident	510 L ST COND 1006	ANCHORAGE	AK	99501
103247000 Resident	420 L ST STE 200	ANCHORAGE	AK	99501
103247000 Resident	420 L ST STE 201	ANCHORAGE	AK	99501
103247000 Resident	420 L ST STE 400	ANCHORAGE	AK	99501
103247000 Resident	420 L ST STE 500	ANCHORAGE	AK	99501
103248001 Resident	333 M ST COND 101	ANCHORAGE	AK	99501
103248002 Resident	333 M ST COND 201	ANCHORAGE	AK	99501
103248003 Resident	333 M ST COND 202	ANCHORAGE	AK	99501
103248004 Resident	333 M ST COND 203	ANCHORAGE	AK	99501
103248005 Resident	333 M ST COND 204	ANCHORAGE	AK	99501
103248006 Resident	333 M ST COND 205	ANCHORAGE	AK	99501
103248007 Resident	333 M ST COND 206	ANCHORAGE	AK	99501
103248008 Resident	333 M ST COND 207	ANCHORAGE	AK	99501
103248009 Resident	333 M ST COND 208	ANCHORAGE	AK	99501
103248010 Resident	333 M ST COND 209	ANCHORAGE	AK	99501
103248011 Resident	333 M ST COND 210	ANCHORAGE	AK	99501
103248012 Resident	333 M ST COND 211	ANCHORAGE	AK	99501
103248013 Resident	333 M ST COND 301	ANCHORAGE	AK	99501
103248014 Resident	333 M ST COND 302	ANCHORAGE	AK	99501
103248015 Resident	333 M ST COND 401	ANCHORAGE	AK	99501
103248016 Resident	333 M ST COND 402	ANCHORAGE	AK	99501
103248017 Resident	333 M ST COND 403	ANCHORAGE	AK	99501
103248018 Resident	333 M ST COND 404	ANCHORAGE	AK	99501
103248019 Resident	333 M ST COND 405	ANCHORAGE	AK	99501
103248020 Resident	333 M ST COND 406	ANCHORAGE	AK	99501
103248021 Resident	333 M ST COND 407	ANCHORAGE	AK	99501
103248022 Resident	333 M ST COND 408	ANCHORAGE	AK	99501
103248023 Resident	333 M ST COND 409	ANCHORAGE	AK	99501
103248024 Resident	333 M ST COND 410	ANCHORAGE	AK	99501
103248025 Resident	333 M ST COND 411	ANCHORAGE	AK	99501
103255000 Resident	330 L ST 100	ANCHORAGE	AK	99501
103255000 Resident	330 L ST 200	ANCHORAGE	AK	99501
103255000 Resident	330 L ST 250	ANCHORAGE	AK	99501
103255000 Resident	390 L ST	ANCHORAGE	AK	99501
103255000 Resident	400 L ST 103	ANCHORAGE	AK	99501
103255000 Resident	400 L ST 104	ANCHORAGE	AK	99501
103307000 Resident	1049 W 5TH AVE	ANCHORAGE	AK	99501
103308000 Resident	429 L ST	ANCHORAGE	AK	99501
103309000 Resident	419 L ST	ANCHORAGE	AK	99501
103310000 Resident	413 L ST	ANCHORAGE	AK	99501
103310000 Resident	415 L ST	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 201	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 202	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 203	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 204	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 206	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 207	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 208	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 209	ANCHORAGE	AK	99501
103311000 Resident	1026 W 4TH AVE STE 210	ANCHORAGE	AK	99501
103311000 Resident	1034 W 4TH AVE	ANCHORAGE	AK	99501
103311000 Resident	1040 W 4TH AVE	ANCHORAGE	AK	99501
103311000 Resident	405 L ST	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 110	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 200	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 400	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 500	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 502	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 520	ANCHORAGE	AK	99501
103328000 Resident	1031 W 4TH AVE STE 600	ANCHORAGE	AK	99501
105141001 Resident	604 OCEAN PL 101	ANCHORAGE	AK	99501
105141002 Resident	604 OCEAN PL 102	ANCHORAGE	AK	99501
105141003 Resident	604 OCEAN PL 103	ANCHORAGE	AK	99501
105141004 Resident	604 OCEAN PL 201	ANCHORAGE	AK	99501
105141005 Resident	604 OCEAN PL 202	ANCHORAGE	AK	99501
105141006 Resident	604 OCEAN PL 301	ANCHORAGE	AK	99501
105141007 Resident	604 OCEAN PL 302	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 1	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 10	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 2	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 3	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 4	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 5	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 6	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 7	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 8	ANCHORAGE	AK	99501
105142000 Resident	1306 W 6TH AVE APT 9	ANCHORAGE	AK	99501

[illegible]

105241000 Resident	616 COASTAL PL APT 3	ANCHORAGE	AK	99501
105241000 Resident	616 COASTAL PL APT 4	ANCHORAGE	AK	99501
103302000 RESOLUTION TOWER	4000 W DIMOND BLVD #240	ANCHORAGE	AK	99502
105234030 RINGSTAD ANN T & JOHN C	1110 WEST 6TH AVENUE #402	ANCHORAGE	AK	99501
105240003 RIVERA EDELMIRO III	1130 W 6TH AVENUE #3	ANCHORAGE	AK	99501
103246010 ROBBINS MARGARET & LARRY FAMILY TRUST	PO BOX 1239	LA VERNIA	TX	78121
105234054 ROBERTSON ERIN S	UNIT 5460 BOX 0308	DPO		09707-9997
RODANN TRUST MCCOY ANN HARTER & STEVEN				
105234050 RODERICK / TRUSTEES	7749 OLD HARBOR AVE	ANCHORAGE	AK	99504
105234007 ROJAS JULIAN A	10862 REFUGE CIRCLE	ANCHORAGE	AK	99515
105143003 ROSE DAVID A III	610 N ST UNIT 3	ANCHORAGE	AK	99501
103104000 RUSKIN DAVID B 50% & RUSKIN BERNADINE E 50%	520 N STREET	ANCHORAGE	AK	99501-1916
RUUD-MJOS FAMILY TRUST MJOS P O & RUUD K				
105234001 E/TRUSTEES	1725 E 24TH AVE	ANCHORAGE	AK	99508-4006
105141003 SCHLUETER CHRISTOPHER D & LAURIE A	8671 KUSHTAKA CIRCLE	ANCHORAGE	AK	99504
103110002 SCHWAMM LIVING TRUST	529 N STREET #2	ANCHORAGE	AK	99501
105141005 SEA JAZZ INLET LLC	604 OCEAN PLACE #202	ANCHORAGE	AK	99501
103248024 SHILANSKI MICAH & KELLY REVOCABLE LIVING TRUST	333 M ST #410	ANCHORAGE	AK	99501-1902
SLH REVOCABLE TRUST HARPER SANDRA				
105234060 LYNN/TRUSTEE	413 D ST	ANCHORAGE	AK	99501
105233012 SMART JOHN C & KATHY J	PO BOX 243	MOOSE PASS	AK	99631
103246008 SMITH RONALD E & ROMANOVA NATALIA V	P O BOX 3103	PALMER	AK	99645
SNEAD KAREN S REVOCABLE TRUST SNEAD KAREN S /				
103246018 TRUSTEE	510 L ST #905	ANCHORAGE	AK	99501-3969
103205000 SPARAVALO THOMAS W	510 COASTAL PL	ANCHORAGE	AK	99501
105232008 SPINELL HOMES INC	1900 W NORTHERN LTS BLVD #200	ANCHORAGE	AK	99517-3342
103248022 SPITZFADEN ROBERT S & ALARIO TOMA A	PO BOX 33259	JUNEAU	AK	99803-3259
103248003 SPURLOCK JOHN N & CYNTHIA E	333 M ST #202	ANCHORAGE	AK	99501
103248002 STRANG ALISA A (REVOCABLE TOD DEED)	333 M STREET #201	ANCHORAGE	AK	99501-1973
103243000 STRINGFELLOW 540 LLC	510 L ST #1001	ANCHORAGE	AK	99501-1962
103248016 TALLMAN LAWRENCE P	333 M STREET #402	ANCHORAGE	AK	99501
103125001 TREADWELL L MEAD & CAROL	528 N STREET	ANCHORAGE	AK	99501-1916
TWENTY-FIRST CENTURY TRUST BROTHERTON JOSEPH				
103249001 L/TRUSTEE	2410 BOYER AVE E STE 1	SEATTLE	WA	98112
105241000 WALSTON 2006 TRUST	616 COASTAL PL #4	ANCHORAGE	AK	99501-3368
103246020 WELLS CONNER V & JUDITH P	6716 EASTSIDE DRIVE NE	TACOMA	WA	98422
103113000 WELLS PENELOPE-ANN	PO BOX 240454	ANCHORAGE	AK	99524-0454
105234031 WESTON MICHELLE R	PO BOX 725	GIRDWOOD	AK	99587-0725
WHITE JON & COLLEEN FAMILY TRUST WHITE JON C &				
105234038 COLLEEN E / TTES	16952 W GLENN HIGHWAY	SUTTON	AK	99674
WHITE ROBERT G & ELVERSON- WHITE LURA P REV				
103126304 TRUSTS WHITE R G & L P/TRUSTEES	500 M ST #304	ANCHORAGE	AK	99501
WILCOX D & D TRUST WILCOX DONALD GLEN &				
103207000 DOROTHY DONAHUE / CO TTES	2084 LINK LN	GRAND JUNCTION	CO	81507
105234036 WILSON PLESAH M 50% & WILSON CATHERINE 50%	1110 W 6TH AVE # 408	ANCHORAGE	AK	99501-1953
WINCHESTER ALASKA INC 401K PROFIT SHARING				
105217000 PLAN	645 G STREET STE 100-613	ANCHORAGE	AK	99501
103248010 WISTHOFF JAMES R II & WISTHOFF KATHY	333 M STREET #411	ANCHORAGE	AK	99501
103201000 WONG GARRET S & BARBARA K	548 COASTAL PL	ANCHORAGE	AK	99501-1964
105234052 WOOD BARBARA J C/O WOODFARM FAMILY TRUST	1110 W 6TH AVE	ANCHORAGE	AK	99501
103309000 WOOLEVER JAMES W	12435 TOILSOME HILL DR	ANCHORAGE	AK	99516-3353
WORTHINGTON PACIFIC PROPERTIES LLC %				
103246001 FRAMPTON & OPINSKY LLC	2525 BLUEBERRY RD STE 204	ANCHORAGE	AK	99503
103246011 ZIEMLAK THADDEUS	510 L ST #804	ANCHORAGE	AK	99501

Elderberry Park

FEB. 27, 2020
SOUTH ADDITION COMMUNITY COUNCIL

Concept Presentation: Phase 1 Improvements

MASTER PLAN



ELDERBERRY PARK

ANCHORAGE, AK
ALTERNATIVE 2



Figure 30: Alternative 2 showing access to the Coastal Trail inside the Park

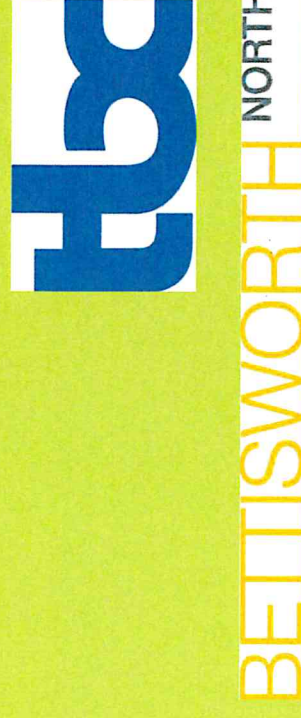
PRIORITIES

- PLAYGROUND UPGRADED
- ADA COMPLIANT PATHS
- PLAZA/OVERLOOK
- TERRACED SEATING AREA
- NEW M ST. PATH TO COASTAL TRAIL
- IMPROVED VISIBILITY OF OSCAR ANDERSON HOUSE

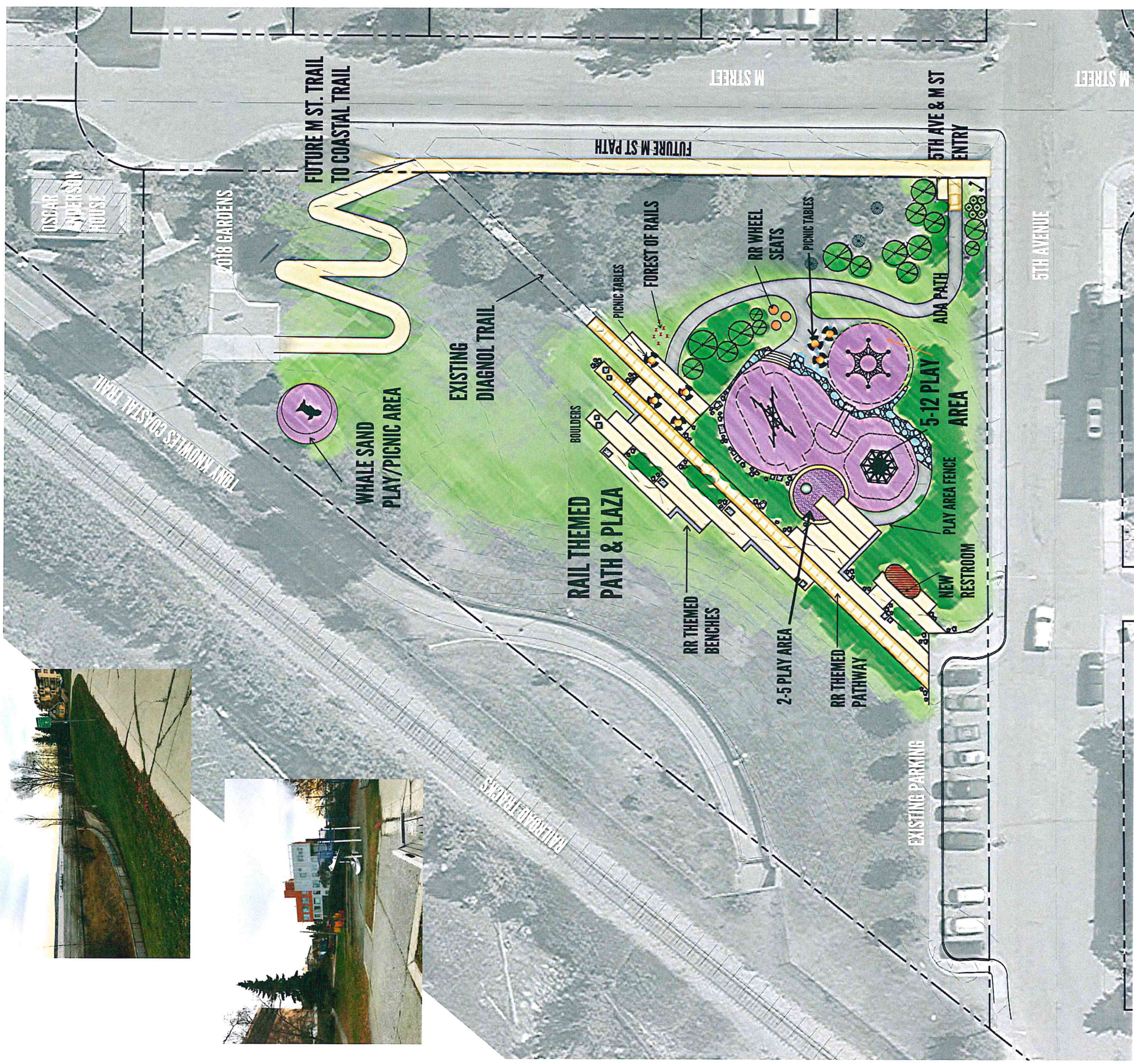
CONTACT: Maeve Nevins-Lavtar, Sr. Park Planner
343-4135 / maeve.nevinslavtareanchorageak.gov

TIMELINE

- PLANNING AND DESIGN: WINTER/SPRING 2020
- PARK COMMISSION HEARING: MARCH 12, 2020
- CONSTRUCTION PHASE 1: LATE AUGUST 2020-2021

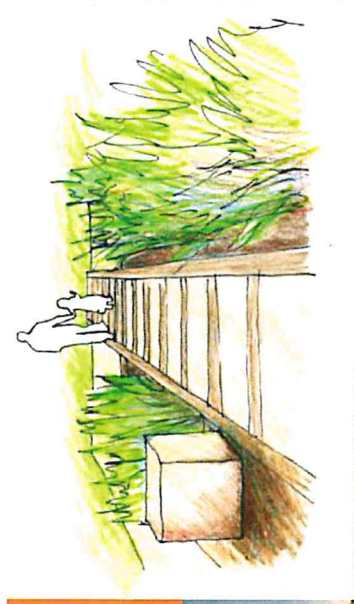
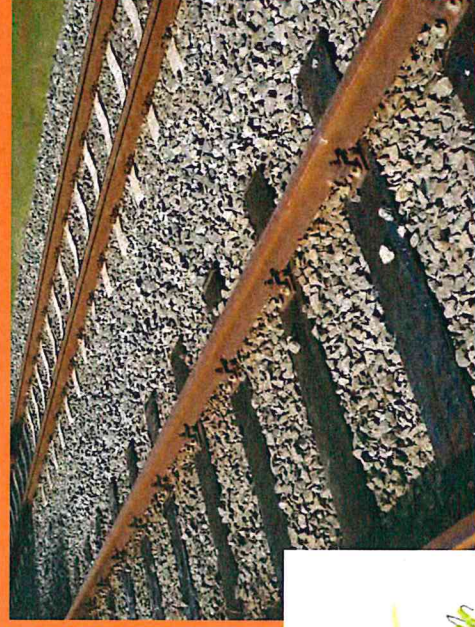
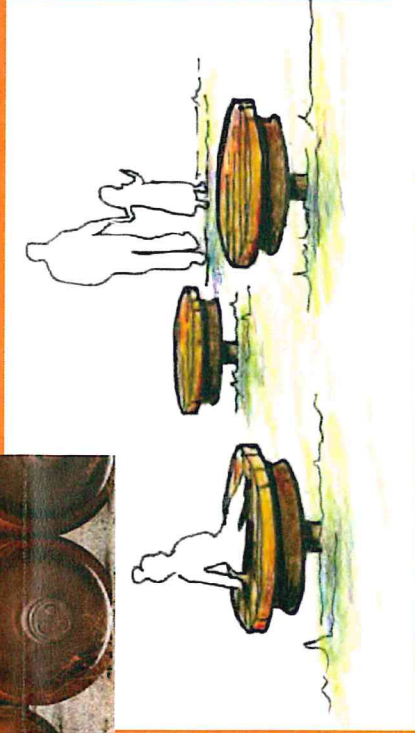
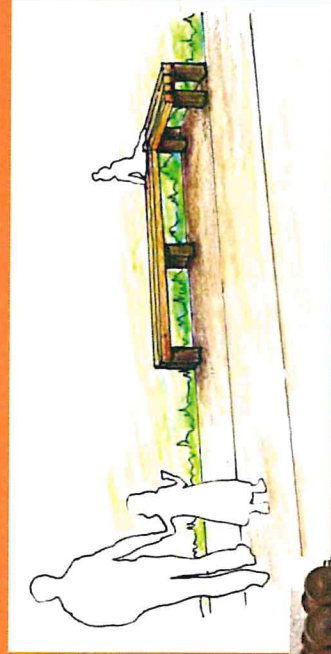
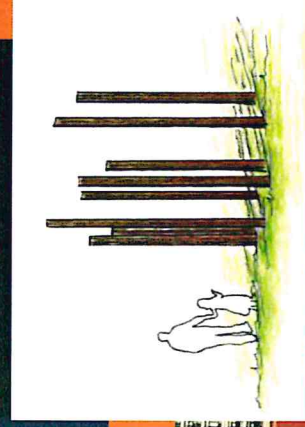
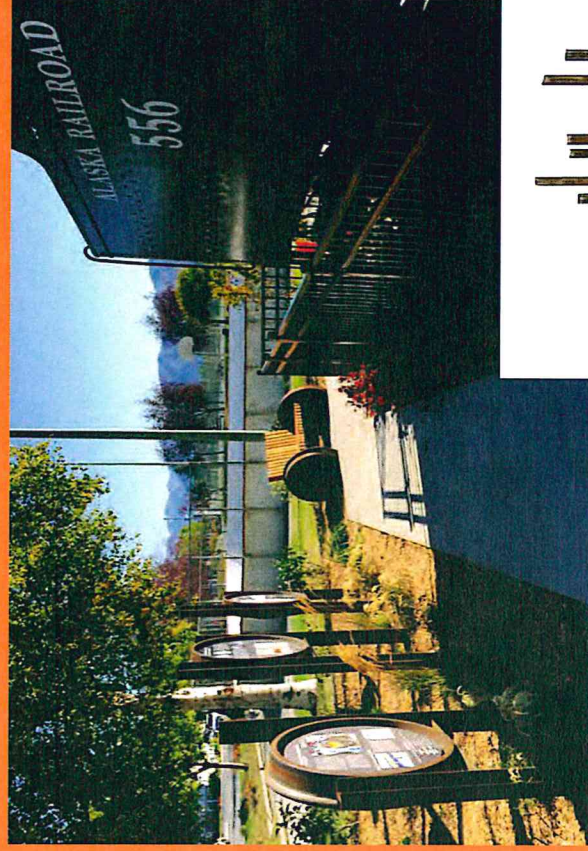
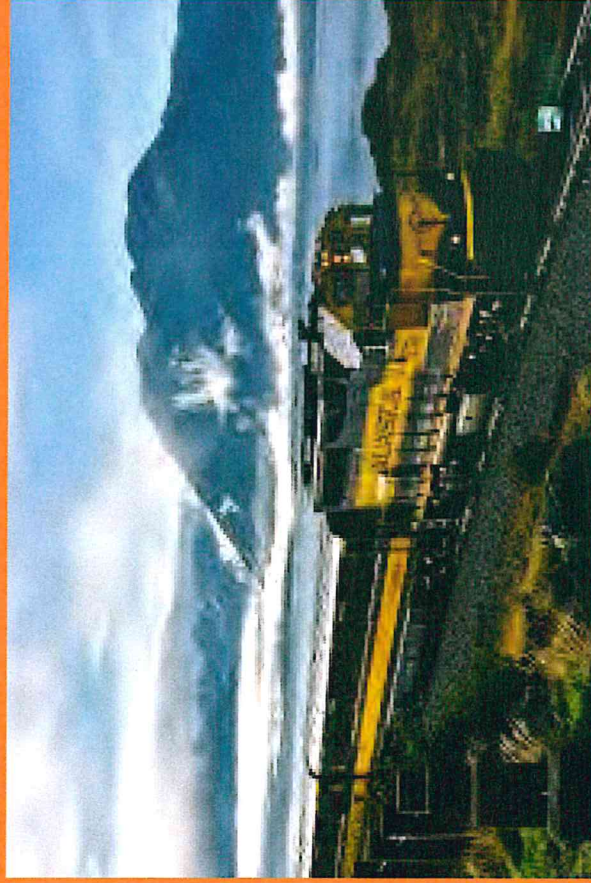


PROPOSED SITE PLAN



PLAZA THEME

R A I L



Swa/Balsley
Parks, Play, and Urban Design
Architectural, Commercial, Residential, Construction

[Projects](#) [About](#) [News](#) [Contact](#)

[Parks](#) [Play](#) [Urban Design and Planning](#)

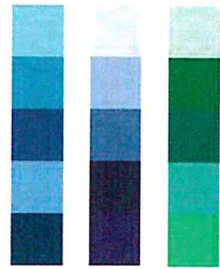
[Architectural](#) [Commercial](#) [Residential](#) [Construction](#)



PLAY THEMES

G E O G R A P H Y

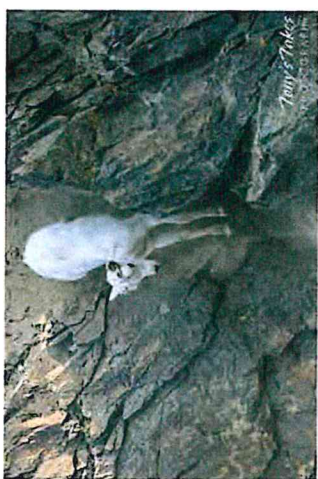
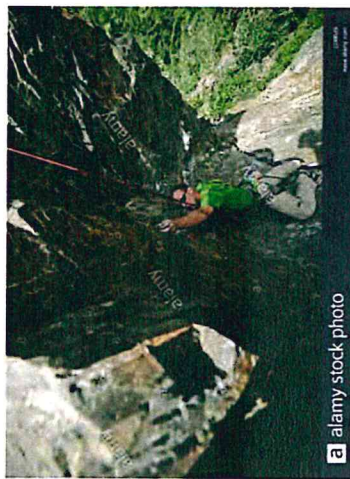
C U L T U R E



POTENTIAL "ICE"
COLOR THEMES



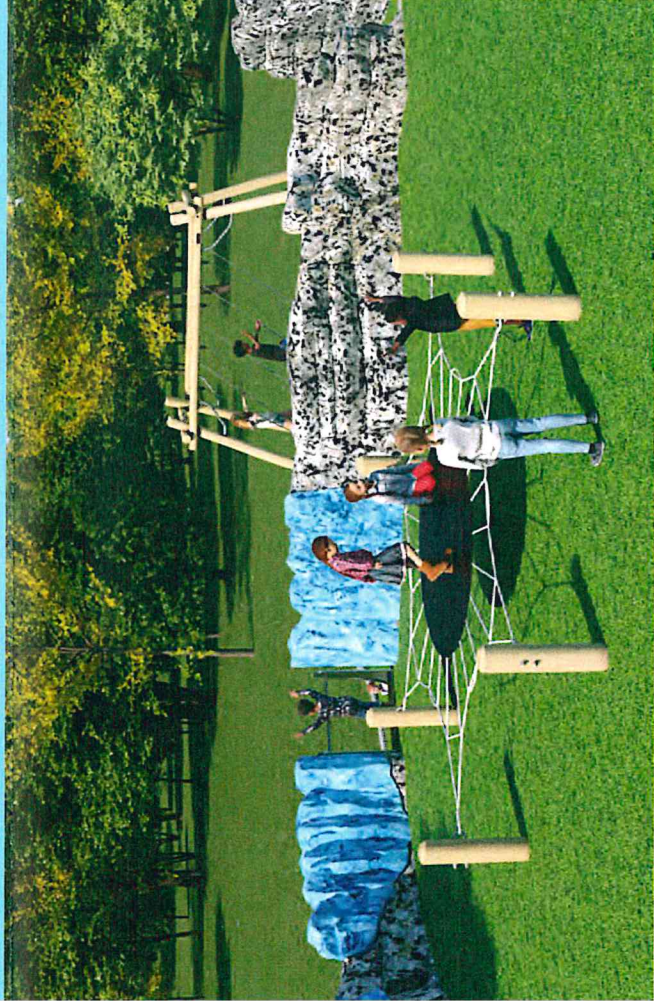
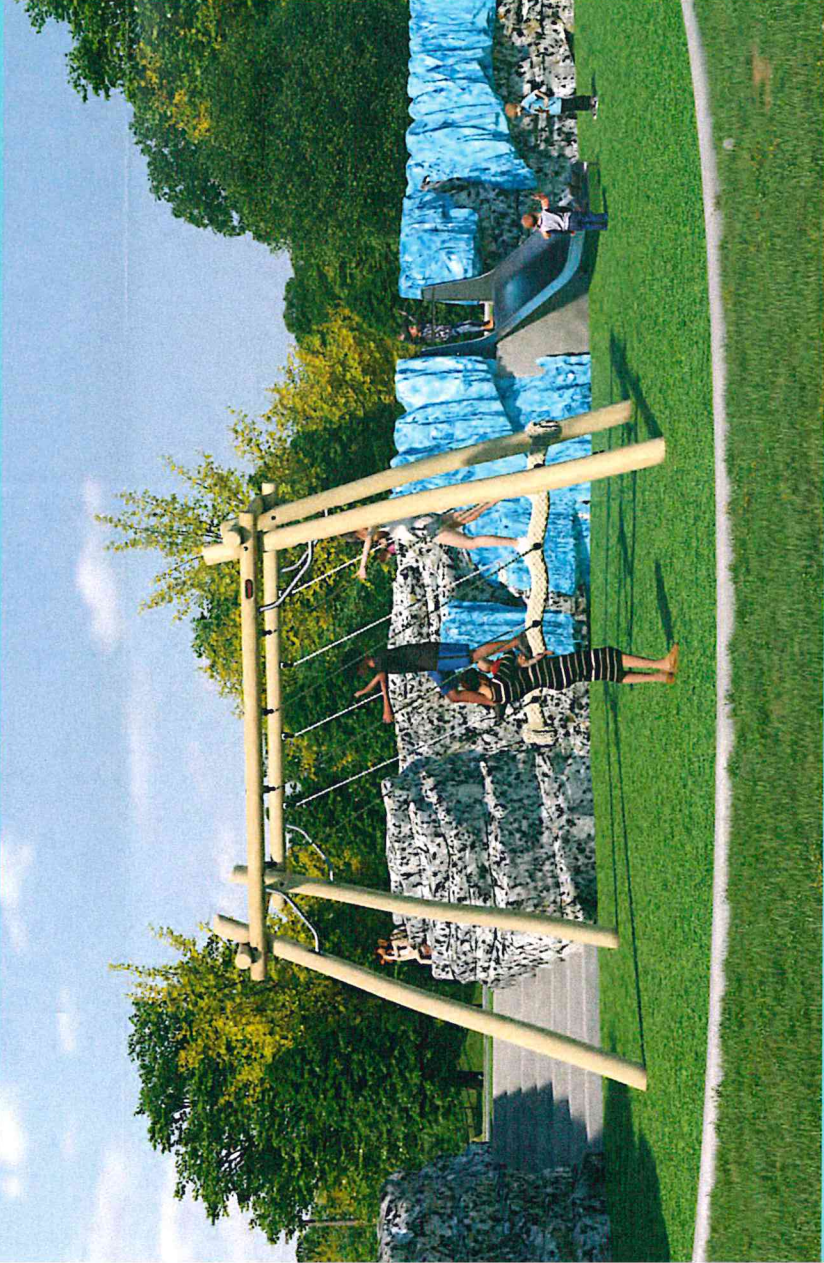
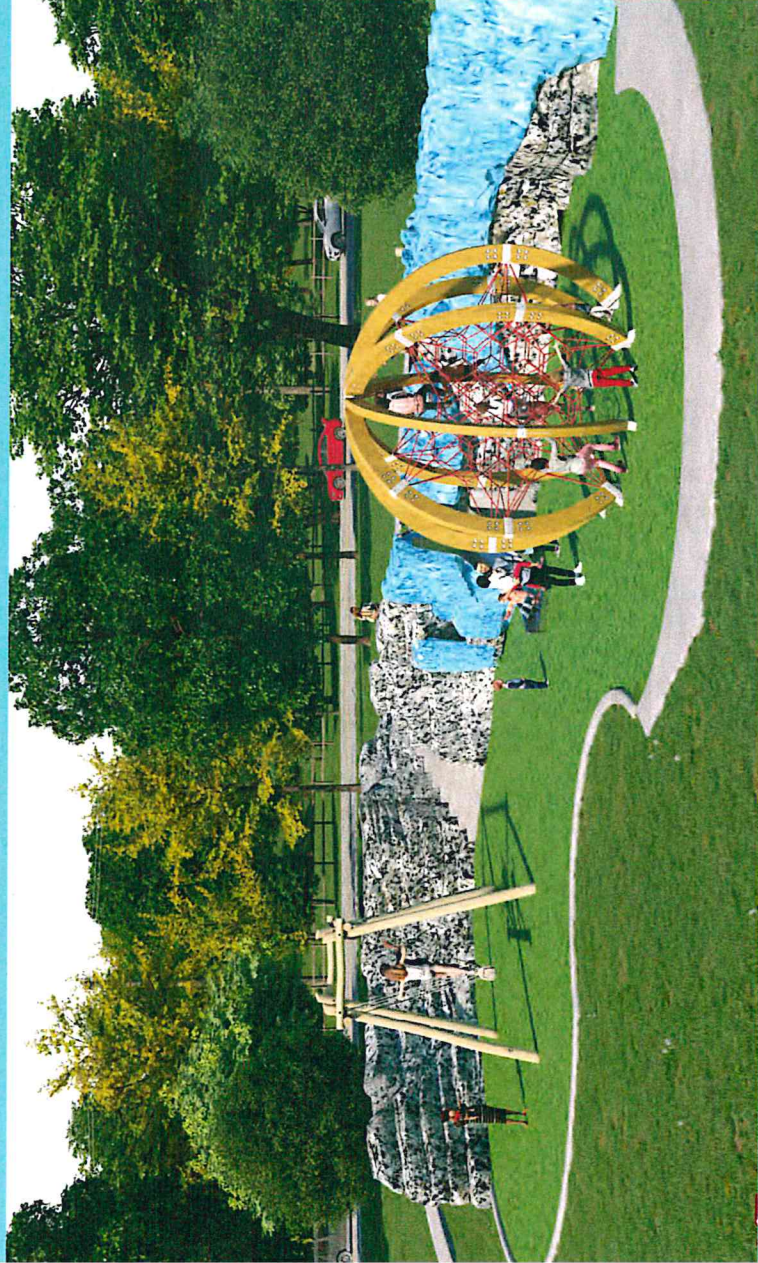
FROZEN WATERFALL
ON CLIFF



TURNAGAIN ARM
GEOLOGY SAMPLE

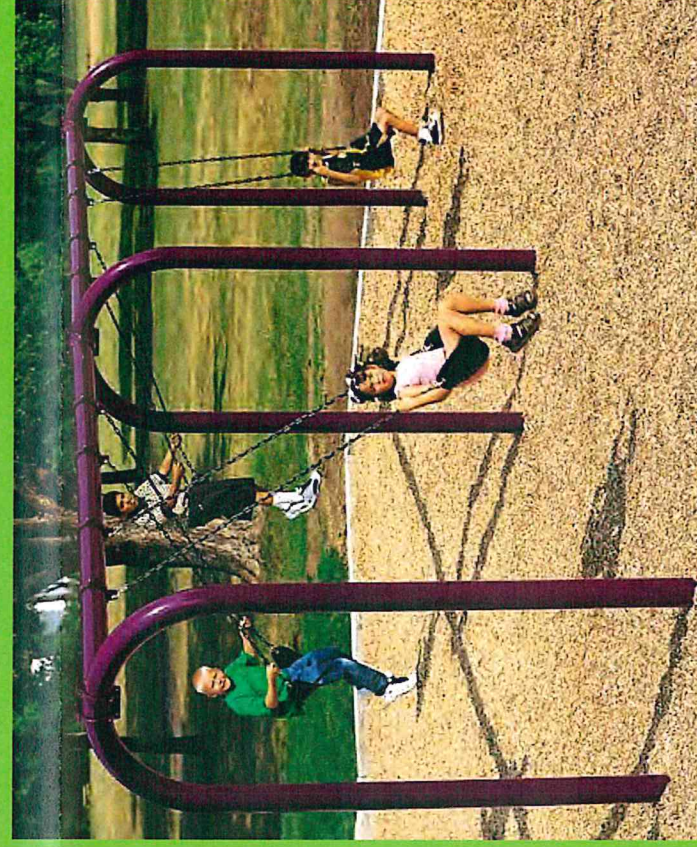
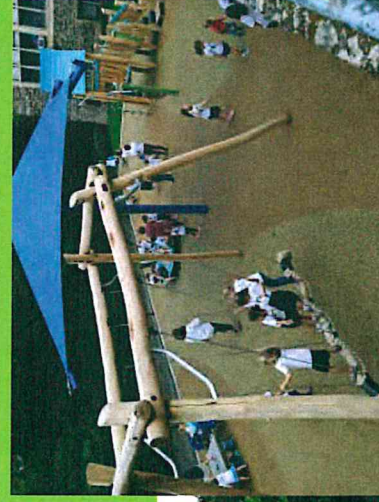
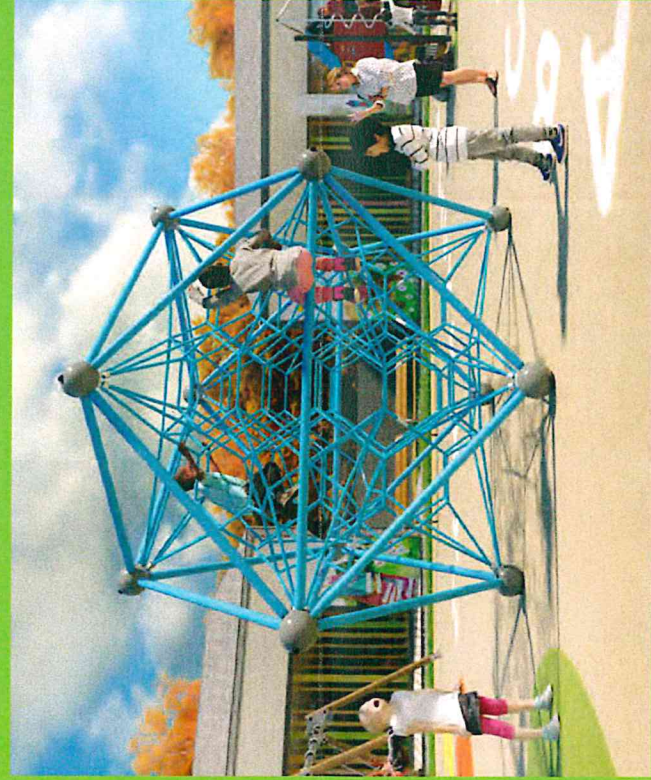


PLAY CONCEPT



PLAY SELECTION

OPTIONS



5TH AVE. & M STREET

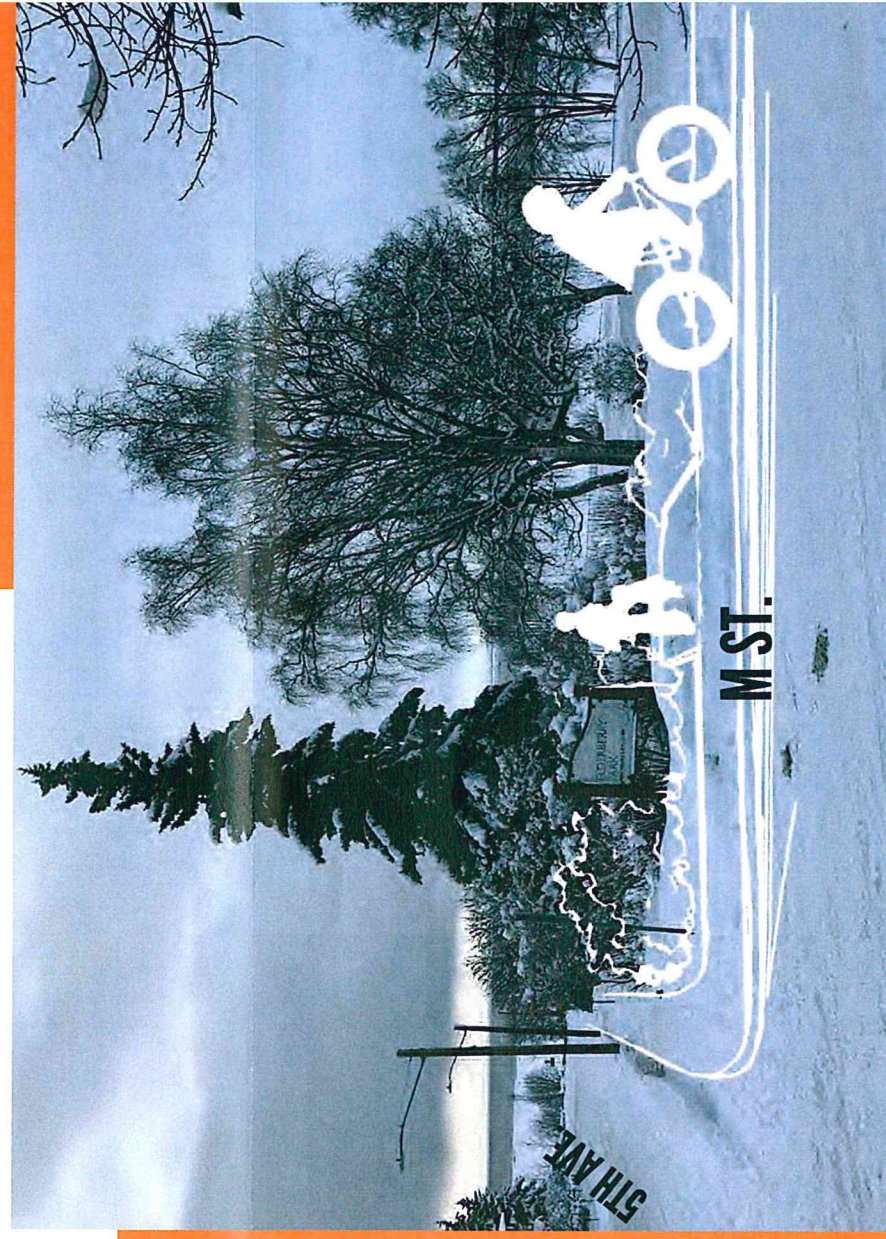
CIRCULATION STUDY



User Destination:

- Playground
- Picnic Tables, View of Inlet
- Coastal Trail (Bikes and Pedestrians)
- Coastal Trail (Pedestrians)

5TH AVE. ACCESS



GOALS:

- REDIRECT BIKE TRAFFIC AWAY FROM PLAZA/PLAY AREAS
- OPTIMIZE VIEWS
- IMPROVE SAFETY



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

April 1, 2020

Ms. Michelle McNulty, AICP
Municipality of Anchorage
Planning Director
PO Box 196650
Anchorage, AK 99519

Subject: Elderberry Park, Major Site Plan Review
Parcel Nos. 001-031-22-000
Community Meeting Minutes

Dear Ms. McNulty:

This letter will serve as the written summary of the Community Meeting, as required by Title 21, for the Major Site Plan Review application for the proposed improvements for Elderberry Park. The municipal parcel number is 001-031-22-000. Currently, this parcels are designated R-3. We understand that due to the development cost of the proposed project (more than \$500,000), the project will be required to be processed as a Major Site Plan Review as a public hearing through the Urban Design Commission AMC 21.05.040.G.2.b.ii.(C).

The petitioner for this action is the Municipality of Anchorage (MOA) Parks and Recreation Department (Parks & Rec). The Parks & Rec Senior Park Planner, Maeve Nevins-Lavtar and Mélisa Babb the project's Landscape Architect, made a presentation to the community members at the South Addition Community Council meeting at the Anchorage Lutheran Church located at 1420 N Street on February 27, 2020 at 7pm. Public notice was provided to residents per AMC 21.03.020.

Questions and concerns voiced by attendees included:

- Question: How flammable is the playground equipment, specifically the wooden playground equipment?
 - Response: Parks and Recreation mitigates vandalism in several ways, the first mitigation technique we will employ is to thin the vegetation around the playground, opening site lines and improving views from adjacent residences into the area. Second, this design will include uniform play safety-surfacing, it will likely be artificial turf, which includes a sand infill material that covers the turf, this infill is highly fire retardant. If it does ignite, it will put itself out in a small area, which is easy to remove and replace by maintenance staff. Finally, the equipment shown in the concept all includes concrete footers with steel posts, except for the "Globe" net climber and climbing wall. The "Globe" is a 3-dimensional net climber, constructed of a glued laminate larch timber frame attached to concrete footers. The ropes are constructed of a strand of galvanized steel covered wires, covered with non-abrasive UV-resistant Polyester-yarn. The "climbing wall" is constructed of a reinforced concrete and fiberglass material affixed to concrete foundation.

Overall, the playground has a low-flammability risk. For more equipment details reference attached specification sheets.

- Comment: There is concern about bikers accessing the Coastal Trail from the park.
 - Response: Per the updated master plan, a primary priority of the community was to reduce user conflict. The master plan identifies a new circulation route, including re-routing the access to the Coastal Trail from M Street. This new access route will be installed during the PM&E M Street improvement project, tentatively scheduled in the next few years. Until then, the new improvements include adding ADA access from the existing parking lot to the inner viewing areas, plazas and playground, while discouraging bike traffic with non-direct access and textured surface treatments. The railroad themed paths/plazas will have textured concrete imbedded with reclaimed steel rails that are intended to replicate a railroad line, while still maintaining ADA access. A portion of the existing park path to the coastal trail will remain in place until the M Street connection is complete, however the new portion of this path is indirect and include obstacles such as planter beds, benches and tables.
- Question: Where did the ice climbing wall theme come from?
 - Response: The design is a geological reference representative of the Alaskan mountains with ice walls and glaciers meeting the ocean. The railroad represents the interface of human and nature in our regional landscape vernacular.

In summary, of those present, there was unanimous support for the project as presented.

Thank you for allowing us the opportunity to present the project, and do not hesitate to contact either Maeve Nevins-Lavtar or myself should you have any questions.

Sincerely,



Tanya Hickok, P.E.
The Boutet Company
Senior Civil Engineer

cc. Maeve Nevins-Lavtar, Senior Park Planner

The Globe – Product Specification



The Joe Brown Collection – Natural Play

In memory of and homage to the pioneer of rope play equipment, the Berliner Seilfabrik is releasing a new range of equipment called "the Joe Brown Collection" in autumn 2014.

Climbing in a three-dimensional net helps children to develop their psychomotor skills. Now Berliner Seilfabrik presents the classic play idea of a three-dimensional net climber in a new surrounding. The outer frame of the Joe Brown Collection is made from timber: glued laminated timber.

The Globe - At a glance.

Product Family:
Item Number:
Children's Age:
Fall Height (DIN EN 1176):
Length x Width x Height:

Protective Surfacing Area (DIN EN 1176):
Protective Surfacing Area (ASTM 1487):

Minimum space required DIN EN 1176:
Minimum space required ASTM 1487:

Joe Brown Collection
90.100.04.31
5+
1.59 m (5'-3")
4.4 m x 4.4 m x 3.8 m
(14'-4" x 14'-4" x 12'-4")
7.5 m x 7.5 m
8.0 m x 8.0 m
(26'-4" x 26'-4")
41.38 m²
48.03 m² (517 ft²)

Number of Foundations:
Concrete Volume C20/C25:
Number of skilled installers required:
Installation Time without foundation:
Dimensions of largest part:

Weight of heaviest part:
Shipping Volume:
Spare part guarantee:

8 pc.
2.4 m³ (85 ft³)
3 persons
8 hours
2.9 x 0.8 x 0.2 m
(9'-7" x 2'-8" x 0'-8")
80 kg (177 lbs)
8 m³ (283 ft³)
Lifelong

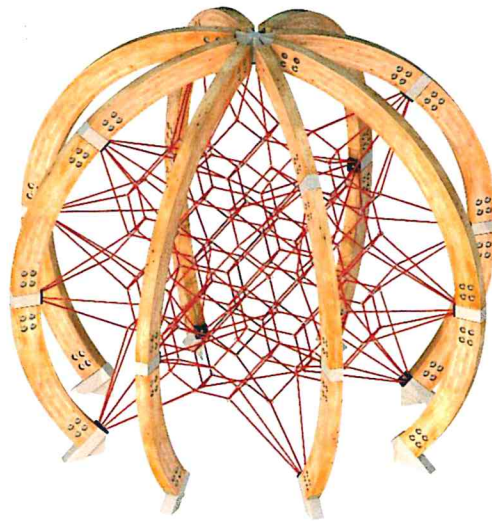
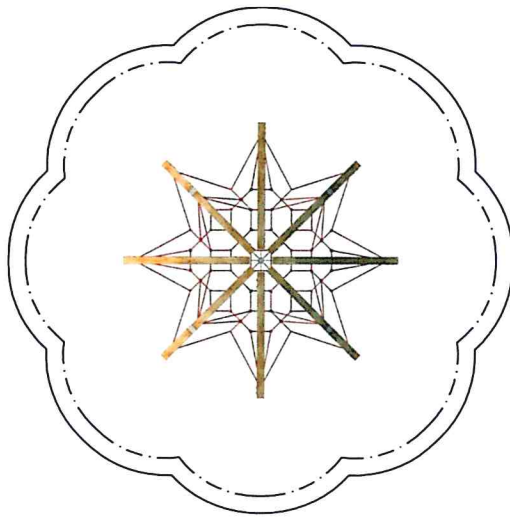

Berliner
Berliner Seilfabrik GmbH & Co.
Lengeder Straße 2/4
D-13407 Berlin

Tel. +49.(0)30.41 47 24-0
Fax +49.(0)30.41 47 24-33

info@berliner-seilfabrik.com
www.berliner-seilfabrik.com



The Globe – Product Specification



Technical Data.

The following text can also be used for tenders.

Climbing Ball "The Globe" from the Joe Brown Collection, consisting of a larch timber structure with a 17-fold Spatial net, equipped with the ASTEM TT tension system concealed in the containers for clamping the spatial net. The foundation parts made of powder-coated steel, fitted into the wood elements, ensure the installation of the support members without direct involvement of the bottom timber carrier with the ground.

Ropes:

U-Rope®-round strand ropes with galvanized and covered wires; external strands with non-abrasive UV-resistant Polyester-yarn (no Polypropylene): Ø 18 mm (11/16")

Spatial netting:

Rope crossing points are localized with durable, forged aluminum-alloy cloverleaf rings and forged aluminum-alloy ballknots (no plastic connections); in situ-replaceable rope strands (no special tools required)

Net tensioning system:

Framework® clamping points; 120 x 120 x 230 mm; anti-corrosion treatment and color finish: sandblasting and solvent-free zinc-/epoxy-/ polyester-process; connected to wooden girders with bolts on connection flanges, incorporating an Astem TT net tensioning system; securely closed with durable EPDM- caps

Structural:

Elements of glued laminated-larch timber, connected through Framework® clamping points, connection flanges




Berliner Seilfabrik GmbH & Co.
Lengeder Straße 2/4
D-13407 Berlin

Tel. +49.(0)30.41 47 24-0
Fax +49.(0)30.41 47 24-33

info@berliner-seilfabrik.com
www.berliner-seilfabrik.com

Revision: April 2016

Page 2

PART 1 - GENERAL**1.01 WORK INCLUDED**

Design, engineer, fabricate, and install outdoor, thematic Glass Fiber Reinforced concrete playground equipment and attach to a structural foundation, in accordance with the drawings and all requirements specified herein and as required to complete the work. The climbing playground sculpture is intended to be a creative play feature for public playgrounds.

1.02 RELATED SECTIONS AND DOCUMENTS

- A. Drawings and general provisions of the Construction Contract.
- B. ASTM C 150 – Standard Specifications for Portland Cement; 1999a.
- C. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials; 1999.
- D. ASTM F1487-17 – Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
- E. Consumer Product Safety Council (CPSC) Handbook for Public Playground Safety

1.03 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Not less than ten years experience in the manufacture of custom sculptures for use in Public Playgrounds of the type proposed for the Work. Minimum of 10 references.
- B. Installer's Qualifications: Not less than five years experience in the assembly and installation of playground equipment of the type proposed for the work, or be supervised in the field by a representative of the manufacturer. Not less than 10 years of experience in route setting at specified difficulties for sculptural concrete climbing apparatus. Installation personnel to be supervised by a Certified Playground Safety Inspector as per the Consumer Product Safety Council (CPSC) Handbook for Public Playground Safety.
- C. Drawings: complete shop drawings, including installation details, dimensions, interface or attachment to adjacent work, fastening and anchoring methods of all system components, detail and location of joints, and notation or identification of finishes for work specified herein.
- D. SAMPLES: Submit one sample: Minimum 6" X 6" sample of playground climbing sculpture / wall system.
- E. The Contractor shall notify Owner's Representative of any discrepancies of site dimensions, obstructions, etc. that are not shown on the drawings and that might not have been known during preparation of drawings. If such notification is not made, Contractor shall assume all expenses and responsibility for any revisions necessary. Work called for on the drawings by notes or on details shall be furnished and installed whether or not specifically mentioned in the specifications.

1.04 SUBMITTALS

- A. Drawings: Complete design drawings illustrating concept and structural design. 3 dimensional perspective drawings, complete shop drawings, including installation details, dimensions, interface or attachment to adjacent work, fastening and anchoring methods of all system components, detail and location of joints, and notation or identification of finishes for work specified herein.

- B. Quality Control Submittals: Any deviations from the proposed climbing sculpture design must be approved by the Landscape Architect prior to construction. Submit drawings of design deviations before commencing any work.

1.06 GUARANTEE

- A. Guarantee: During the period of ten full years after the final payment of work, make all necessary repairs or replacements due to defective workmanship or materials within thirty (30) calendar days of receipt of notice of malfunction by the Owner.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable Manufacturer: ID Sculpture; 591 South Boulevard, Gunnison, CO, 81230. 970 641 1747, www.idsculpture.com
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.02 Play Equipment

- A. Manufacturer: ID Sculpture
 - a. "PRODUCT NAME"-DESCRIPTION
 - i. Model #: XXXX
 - ii. Rope color: XXX

2.03 MATERIALS AND METHODS

- A. GFRC Acrylic Concrete Shell: Two layer cementitious shell completely encapsulating the structural foam, acrylic bolstered GFRC designed for increased flexural, adhesive and tensile properties and high strength Portland cement based finish plaster. The total thickness of both layers varies from 5/8" to 2" dependent upon the need for more material in specific locations to achieve realistic texture and contour. Waterproof shell with a minimum strength of 7000 psi. Color to be achieved through playground safe, siliconized acrylic, hand-applied concrete stain in conjunction with integral concrete pigments.
- B. Structural Foam Armature: Structural foam blocks formed with computer numerical control tooling into specific shapes that form the underlying structure of the approved design. Foam used to conform to industry standards for 1 lb EPS. Class A rated fire retardant is molded integrally into the foam.
- C. Surface texture: Hand finished to design specification.
- D. Prosoco BlockGuard S sealant and graffiti anti-fouling coating
- E. Accurate method of emulating geologic textures and composition.

END OF SECTION

From: Moira Gallagher
To: NevinsLavtar, Maeve; Ruth Ann Jennings
Subject: Letter in support of Elderberry Park plan
Date: Tuesday, March 31, 2020 4:29:40 PM

To the Parks and Recreation Commission and Urban Design Commission,

This letter is in support of the Parks and Recreation Department's proposed improvements at Elderberry Park as presented to the South Addition Community Council (SACC) on February 27. The proposed improvements reflect community identified priorities for investments and safety upgrades, and is consistent with the 2017 Elderberry Park Master Plan.

Since work began on the master plan in 2015, the Parks Department has worked closely with neighbors, user groups, and our community council to ensure that these improvements reflect the community's vision for a vibrant and safe hub for the neighborhood, as well as for our many visitors. We appreciate the active solicitation of feedback and creative ideas for the new park design.

Members of the SACC voted in support of the proposed improvements and we appreciate the Municipality's efforts to actively engage residents in the future of their parks.

Please let me know if you have any comments or questions.

Sincerely,

Moira Gallagher

President

South Addition Community Council



- ① THE GLOBE NET CLIMBER
- ② BLANKET TOSS HEX JUMPER
- ③ ROPE SWING
- ④ PARK ENTRY
- ⑤ WALKWAYS
- ⑥ FOREST OF RAILS
- ⑦ TRAIN WHEEL BENCHES
- ⑧ TRAIN RAIL BENCHES
- ⑨ SAND PIT WITH STEEL DOME COMPASS ROSE
- ⑩ BIKE RACK

