

Application for Major Site Plan Review

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) MOA Parks and Recreation - Maeve Nevins-Lavtar, Senior Park Planner		Name (last name first) Hickok, Tanya - The Boutet Company Inc (TBC)	
Mailing Address PO Box 196650		Mailing Address 601 E. 57th Place, Suite 102	
Anchorage, AK 99519		Anchorage, AK 99518	
Contact Phone: Day (907) 343-4586	Evening	Contact Phone: Day (907) 522-6776	Evening
Fax		Fax	
E-mail maeve.nevinslavtar@anchorageak.gov		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 #: 2020-076

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.

09/29/2020

Signature

☐ Owner

☒ Representative (Agents must provide written proof of authorization)

Date

Tanya S. Hickok, P.E.

Print Name

Accepted by: FM	Poster & Affidavit: 2 + affidavit	Fee: \$4248.75	Case Number: 2020-0144	Requested Meeting Date: 12/09/2020
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COMPREHENSIVE PLAN INFORMATIONAnchorage 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 | | | ☒ "5" |

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

- | | |
|---|--|
| ☐ Rezoning - Case Number: | |
| ☐ Preliminary Plat ☐ Final Plat - Case Number(s): | |
| ☐ Conditional Use - Case Number(s): | ☒ 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.



MUNICIPALITY OF
ANCHORAGE

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

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks

ANCHORAGE



PARKS & RECREATION

March 24, 2020

Community Development Department
Planning Division
4700 Elmore Road
PO Box 196650
Anchorage, Alaska 99519-6650

Re: Application for Major Site Plan Review
Elderberry Park (Parcel No. 001-031-22-000)

I hereby authorize The Boutet Company (TBC) to act as Owner's Representative in the application for the Major Site Plan Review required for the above described properties.

Sincerely,

Joshua Durand, Parks Director
Municipality of Anchorage
Parks and Recreation Department
PO Box 196650
Anchorage, AK 99519

cc: Maeve Nevins-Lavtar, Senior Park Planner



Municipality of Anchorage

Parks and Recreation Department



Memorandum

DATE: September 30, 2020

TO: Michelle J. McNulty, AICP, Planning Director

FROM: Tanya S. Hickok, PE – The Boutet Company
(On behalf of MOA Parks & Recreation)

SUBJECT: 2020 Elderberry Park Improvements Project – Amendment to Approved Site Plan

Dear Ms. McNulty:

The Municipality of Anchorage (MOA) Parks and Recreation Department is submitting an amendment to the previously approved site plan for Elderberry Park (Case 2020-0076). During the June 10, 2020 public hearing of the Urban Design Commission (UDC), comments were made regarding access to the Tony Knowles Coastal Trail. Following this public hearing, the Parks and Recreation Department further reviewed and revised the proposed site plan to address comments.

The updated site plan realigns the access to the Tony Knowles Coastal Trail from the existing 5th Avenue parking lot. This trail realignment utilizes grade changes that meet ADA accessibility standards and provides for separation of park and trail facilities. To accommodate this separation, the updated site plan shifts the playground and plaza area 10-15 feet to the northeast, providing grade separation and a landscape buffer between the conflicting uses, to meet the intent of the approved 2015 Master Plan.

The MOA Parks and Recreation Department, initiated additional public engagement in a community meeting with the South Addition Community Council (SACC) on September 24, 2020. In this meeting, the design team presented the updated site plan showing the new trail alignment and access to the Tony Knowles Coastal Trail. At that time, additional comments were made requesting traditional swings to be incorporated into the site plan. Following discussion, the SACC voted on and approved a resolution of support for the updated site plan. The resolution provides support for the updated connection to the Tony Knowles Coastal Trail and requests the addition of traditional swings to the site plan. See Appendix A for draft SACC Resolution.

MOA Parks and Recreation appreciates the South Addition community's input and proposes the attached revised Site Plan and associated Landscape Plan. The revised Site Plan incorporates four traditional swings and includes the updated access to the Tony Knowles Coastal Trail, for UDC review and approval.

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 with Sand Desk
 - Tipi Spinner with Brace)
 - Kids play for 5-12 year olds;
 - Globe Climber
 - Swings (All ages);
 - Cocowave Pendulum Rope Swing and
 - Traditional Swings (2 belts, 1 molded bucket, & 1 toddler bucket)
 - Climbing wall (all ages);
 - Slide (5-12 year olds); and
 - Unitary safety surfacing;
 - Improved pedestrian circulation between park users;
 - Improved Coastal Trail access;
 - LED Site Lighting;
 - Site and Visual Enhancement landscaping;
 - Plaza Overlook with interpretive/wayfinding signage throughout park;
 - Future New Permanent Restroom; 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 Revised Site Plan moved the playground away from the existing parking lot, to provide a grade separated access for the Coastal trail. This revision to the site plan addresses the approved 2015 Master Plan's priority to minimize the conflicts between the two uses. The MOA Project Management and Engineering (PM&E) M Street project, slated for phased construction in the near future, is still reviewing the possibility of a secondary bicycle connection to the Coast Trail from the northern end of the M Street right-of-way. 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.

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, as well as providing an ADA access to the Tony Knowles Coastal Trail.

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

<i>Comprehensive Plan Element</i>	<i>#</i>	<i>Policy</i>	<i>Discussion of Consistency</i>
<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>	Large expanses of open space grass lawn area will remain to the north and west 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.
<u>Anchorage 2040 Land Use Plan</u>	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 Knik Arm and provides both park play and ADA access to the Tony Knowles Coastal Trail.

Special Limitation Standards

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

Phase 1 Development Schedule

<i>Task</i>	<i>Activity Milestone</i>	<i>Completion Date</i>
Design	Preliminary Design	Summer 2020
	Construction Documents	Spring 2021
Construction	Contract Award	June, 2021
	Substantial Completion	August, 2021
	Final Completion	September, 2021

Community Meeting Summary

Summary of Community Meetings	
<u>Date</u>	<u>Community Group</u>
October 24, 2019	South Addition Community Council
December 4, 2019	Open House
February 27, 2020	South Addition Community Council
May 6, 2020	Parks and Recreation Commission
June 10, 2020	Urban Design Commission
September 24, 2020	South Addition Community Council
October 8, 2020	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~~ NO **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X ~~YES~~ 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.*

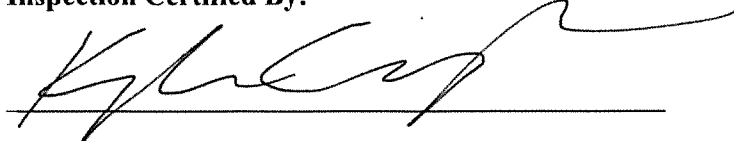
 Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* 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

APPENDIX A

PUBLIC INVOLVEMENT MATERIALS

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



FP **US POSTAGE**
\$000.35⁰

First-Class
ZIP 99518

09/03/2020

033A 0071800202

SEP 04 REC'D

The Boutet Company, Inc
601 E 57th Place, Suite 102
ANCHORAGE, AK 99518



Public Meeting Announcement

You are invited to join the South Addition Community Council meeting to learn more about upcoming improvements at **Elderberry Park**. The meeting will be held online via Zoom. The purpose of the meeting will be to provide an update to the community and to outline proposed revisions to be submitted to the Urban Design Commission as an amendment to the approved site plan as part of the Major Site Plan Review process.

Elderberry Park
1297 5th Ave
Parcel ID #001-031-22-000



If you have any questions,

please contact:

Maeve Nevins-Lavlar

Project Manager

(907) 343-4135

Event: Community Meeting

Date: Thursday, September 24th, 2020

Time: 7:00 P.M.

To Join the Zoom Meeting:

www.communitycouncils.org/servlet/content/32.html



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

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 BOMBCEK 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 JESSICAA 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 KUIK 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</

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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

South Addition Community Council

Council Agenda

Thursday, September 24th, 2020

Meeting to be held via Zoom

<https://zoom.us/j/93564263130?pwd=UkJ5bXVVanVsakRBNHFaN1dvcFlzUTo9>

Password: 937487

I. Call to order:

- A. Changes and/or additions to the agenda
- B. Approval of May 28th SACC minutes

II. Reports:

- A. President – Moira Gallagher (moirajgallagher@gmail.com)
- B. Vice President – Hans Thompson
- C. Treasurer – Cathleen Hahn
- D. Police / Fire Department
- E. Assembly: Christopher Constant
- F. Legislature: Senator Begich and/or Representative Fields
- G. School Board Representative (Andy Holleman)
- H. Federation of Community Councils (FCC) – Jeff Manfull

III. Council business:

- A. Old business
 - a. South Addition Neighborhood Plan update and Community Meeting on 10/26 (10 minutes)
- B. New business:
 - a. Elderberry Park Master Plan presentation (Parks & Recreation – 10 mins)
 - b. Proposed Resolution on Elderberry Park improvements (Mead Treadwell – 10 mins)
 - c. State Ballot Proposition 2 presentation (15 minutes)

IV. Open community comments (3 minutes each)

V. Next SACC Executive Committee meeting: October 8th, 2020

VI. Next SACC meeting: October 22nd, 2020, Zoom

VII. Adjourn

RESOLUTION OF SOUTH ADDITION COMMUNITY COUNCIL 20 - XX

PROPOSED IMPROVEMENTS TO ELDERBERRY PARK

WHEREAS, Elderberry Park is a destination park for Anchorage residents and visitors alike, a neighborhood park for many residents, used often by families with children and grandchildren, and one of only two access points North of Westchester Lagoon for the Tony Knowles Coastal trail;

WHEREAS, an improvement plan (the Plan) approved in March of this year by the South Addition Community Council had eliminated the cross-park sidewalk access to the Coastal Trail from the corner of 5th and N Street;

WHEREAS, the Plan eliminates conventional swing-sets at the Park;

WHEREAS, that sidewalk is a very common access point for residents of the neighborhood, those bringing bicycles, skis, skateboards or ambulatory aids such as walkers and wheelchairs by car or foot to the Park, and those coming from other neighborhoods via N Street;

WHEREAS, there is not sufficient parking at the park for the number of residents and visitors using the Park for either recreation at the Park or for access to the Coastal Trail, and there is sufficient reason to have several access points to the Park and Coastal Trail from N Street, M Street and Fifth Avenue;

WHEREAS, the Plan approved would have required almost two blocks of walking from handicapped parking and rest room facilities at 5th and N Street to the access to the Coastal Trail, with some of that walking uphill on slopes that are unlikely to meet ADA standards, and the park Plan approved was highly inconvenient for families needing to park, use rest room facilities, unload bicycles, strollers and wheelchairs; and

WHEREAS, no other parks in the neighborhood have swing sets as swings were removed from Nulbay Park during the 1990's.

THEREFORE, BE IT RESOLVED, that with appreciation for the re-work of the Plan now offered by the Anchorage Parks Department, the South Addition Community Council puts forward its revised guidance on improvements to Elderberry Park, and asks city officials and the Urban Design Commission to:

- a) Ensure that access across the Park to the Coastal trail from N Street and Fifth Avenue is added to the Plan, improved as needed to be consistent with the Plan, and maintained.
- b) Move the playground equipment to better ensure that bicyclists entering the trail are not a hazard to children using the playground equipment.
- c) Move if necessary but maintain a regular swing set in the Park.

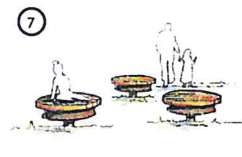
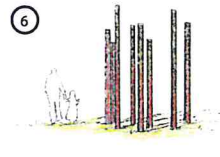
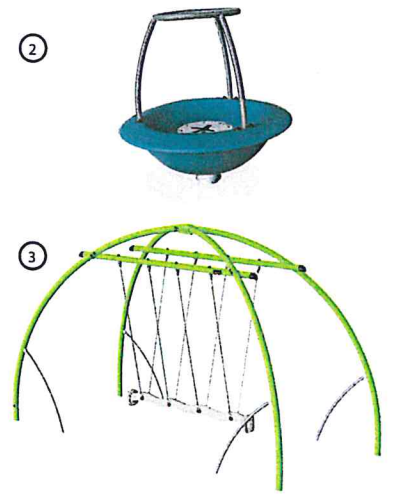
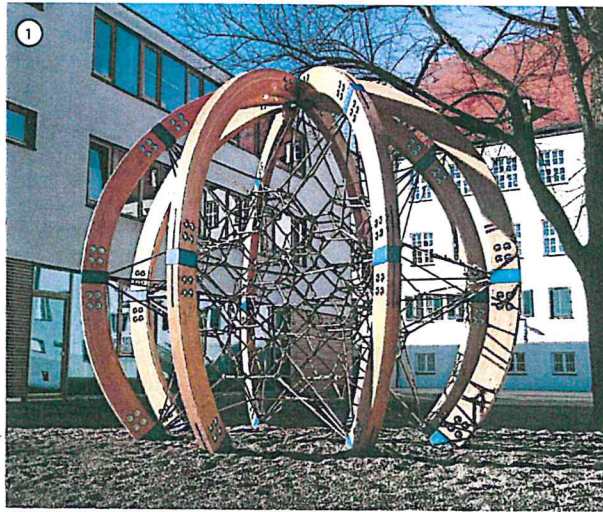
ADOPTED THIS 24TH DAY OF SEPTEMBER 2020 BY A VOTE OF _____ to _____



ELDERBERRY PARK



- ① THE GLOBE NET CLIMBER
- ② SPINNER
- ③ ROPE SWING
- ④ PARK ENTRY
- ⑤ WALKWAYS
- ⑥ FOREST OF RAILS
- ⑦ TRAIN WHEEL BENCHES
- ⑧ TRAIN RAIL BENCHES
- ⑨ DOUBLE BAY SWINGSET





PASQUE FLOWER IS THE FIRST TO BLOOM



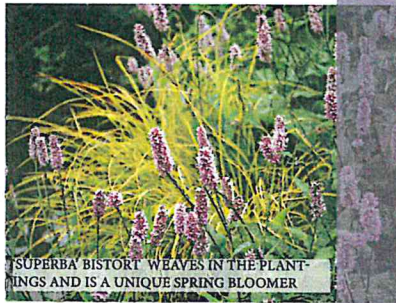
EMERGING DESCHAMPSIA (TUFTED HAIR) GRASS



NATIVE IRIS SETOSA IS AN ANCHORAGE DOWNTOWN FAVORITE



EMERGING 'ELDERADO' GOLDEN FEATHER REED GRASS



'SUPERBA' BISTORT 'WEAVES IN THE PLANTINGS AND IS A UNIQUE SPRING BLOOMER

ELDERBERRY PLANTING PALETTE

MAIN PLAZA PERENNIAL GARDENS



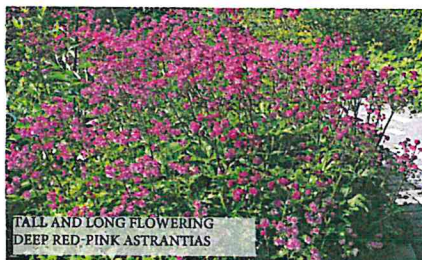
'STELLA D'ORO' LONG FLOWERING DAYLILY WITH GRASSY FOLIAGE

PLANTING INSPIRATION

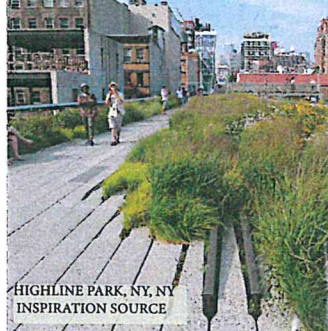
SPRING: EMERGING GRASSES, PURPLE IRISES, PINK BISTORT ACCOMPANY PASQUE FLOWER.

SUMMER: DAYLILIES BEGIN, IRISES FADE, ASTRANTIA IS IN FULL BLOOM WHILE GRASSES MATURE. WHITE WORMWOOD AND FEATHERY YARROW PLANTS DRAW ATTENTION, SEDUMS FORM FLOWERS.

LATE SUMMER/FALL: GRASSES BECOME FULL WITH SEED HEADS AND MOVEMENT, DENSE SEDUMS DRAW ATTENTION, YARROWS COMPLIMENT TEXTURE.



TALL AND LONG FLOWERING DEEP RED-PINK ASTRANTIAS



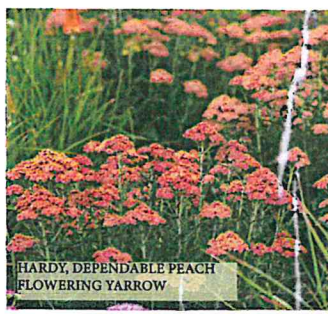
HIGHLINE PARK, NY, NY INSPIRATION SOURCE



TALL AND FULL OF MOVEMENT FAMOUS KARL FOERSTER FEATHER REED GRASS.



CLOUD OF MATURE DESCHAMPSIA SEED HEADS FOR THE RAIL FOREST



HARDY, DEPENDABLE PEACH FLOWERING YARROW



NATIVE WORMWOOD AS A WHITE ACCENT



'AUTUM FIRE' SEDUMS FORM DENSE FLOWER STRUCTURE IN CONTRAST TEXTURE TO GRASSES



'BRONZE VEIL' TUFTED HAIR GRASS SEED HEADS



PASQUE FLOWER SEED HEADS



'BLACK BEAUTY' ELDERBERRY COMPLETELY EDIBLE AND SAFE.



'ELDERADO' GOLDEN FEATHER REED GRASS SEED HEADS



FALL COLOR RED LEAFED ROSE

ELDERBERRY PARK EQUIPMENT SELECTION

The Design Team for Elderberry chose equipment that unifies the vernacular of the neighborhood's architecture through material selection, while incorporating the park's overarching "welcome" theme to include custom-designed play equipment symbolic of Alaska's unique adventures and distinctive geology. Each piece of equipment meets or exceeds the Park Department's inclusive playground design goals. Visitors and neighbors alike will be left with an authentic Alaskan memorable experience.

Manufacturer: IDS SCULPTURE Custom Climbing Wall with KOMPAN Custom Stainless Steel Slide & Climbing Rope.

The climbing wall engages all age-groups by incorporating challenging climbing routes and sensory relief along the wall. Visually, the wall will have similar character and features to the cliff faces along Turnagain Arm and including the waterfall/ice flowelements reference Alaska's dynamic seasonal lifts.

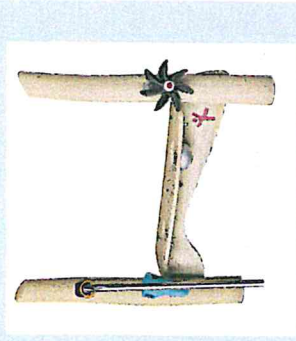
The stainless steel slide includes an ADA transfer platform at the top of the slide. The climbing rope is built into the embankment. This one of a kind sculpture offers further exploration into detailed story-telling within the relief itself.



Manufacturer: KOMPAN Sand Desk

This sand desk invites hours of explorative and imaginative play with its sand wheel, sand scoop and little sand holders in the counter.

Sand areas in playgrounds are used for all-ages play and all abilities. This design will include seat walls and offer opportunities for more passive play.



Please send comments to the below contact.
Maeve Nevins-Lavtar, Senior Park Planner
Municipality of Anchorage, Parks and Recreation
P 907-343-4135
E NevinsLavtarMV@muni.org

ELDERBERRY PARK
Proposed Playground Improvements
ANCHORAGE PARKS & RECREATION



Healthy Parks, Healthy People

Manufacturer: KOMPAN

Cocowave Pendulum Rope Swing

With its robust, oblong coconut rope, the Cocowave Pendulum Swing allows for swinging from a seated, lying or standing position. It takes teamwork to make the swing move, and this stimulates important social-motional skills, such as balance, coordination and sense of space.

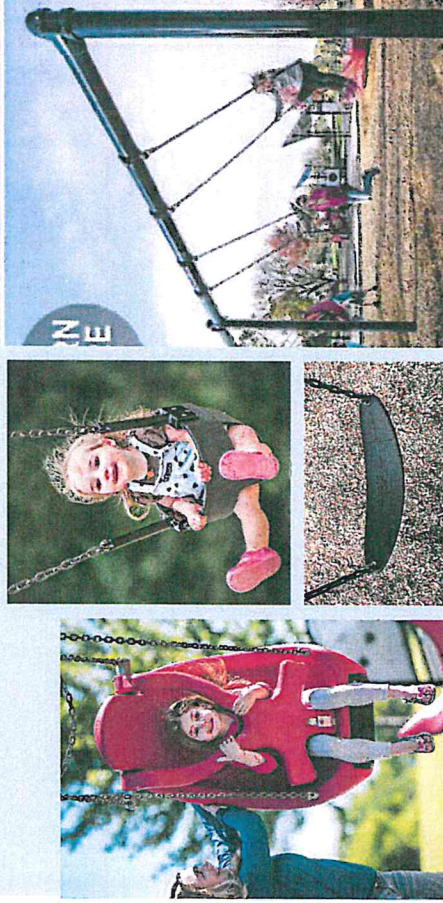
Highlights:

- This swing is rated for 8 users while a standard 2-bay swing is rated for 4 users.
- Features two-directional movement of both lateral and forward/back as opposed to traditional swings which offer only forward/back motion.
- This is the most accessible swing type; allowing for easy access with a wheelchair.
- It easily accommodates multiple users of multiple age groups at the same time.
- Allows users access at the same time, making it universal and inclusive
- With a total height of 12-feet compared to the standard swing which is just over 8', this swing architectural, attractive and inclusive.



Manufacturer: LANDSCAPE STRUCTURES Double-Bay Swing Set

Swings have long been a playground staple and they continue to offer hours of fun and physical activity for children of all ages. This swing-set will update and replace the existing 4 bay swing set with 2 belt swings (ages 5-12), 1 bucket swing (ages 2-3) and 1 molded plastic harness swing (ages 2-5).



Please send comments to the below contact.
Maevie Nevins-Lavtar, Senior Park Planner
Municipality of Anchorage, Parks and Recreation
P 907-343-4135
E NevinsLavtarMV@muni.org

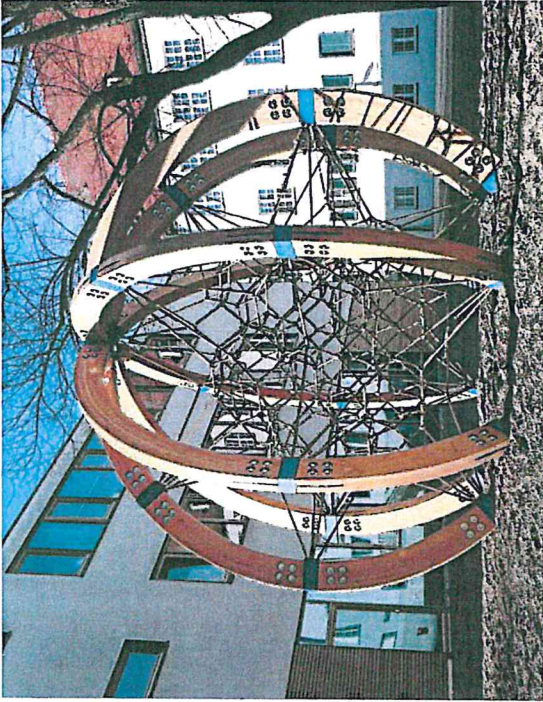
ELDERBERRY PARK

Proposed Playground Improvements

ANCHORAGE PARKS & RECREATION



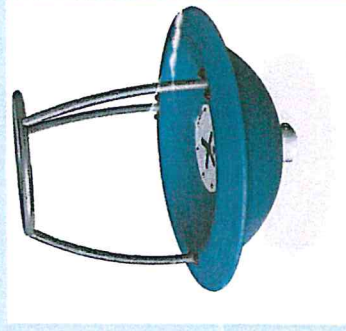
Healthy Parks. Healthy People



Manufacturer: BERLINER
The Globe

Climbing in a three-dimensional net helps children to develop and improve their psychomotor skills.

The outer frame is made from glued laminated timber.



Manufacturer: KOMPAN
TIPI Spinner with Brace

The spinning movement trains the sense of space and balance. The sense of balance is fundamental to all other motor skills and is important for motor control, for instance being able to sit still or cycle securely, without falling. The TIPI Spinner facilitates universal, inclusive play.

Please send comments to the below contact.
 Maeve Nevins-Lavtar, Senior Park Planner
 Municipality of Anchorage, Parks and Recreation
 P 907-343-4135
 E NevinsLavtarMV@muni.org

ELDERBERRY PARK

Proposed Playground Improvements

ANCHORAGE PARKS & RECREATION

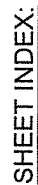


Healthy Parks, Healthy People

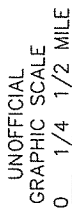


2020 ELDERBERRY PARK PLAYGROUND IMPROVEMENTS

11257 WEST 5TH AVENUE
ANCHORAGE, AK 99519



UNOFFICIAL
GRAPHIC SCALE
0 1/4 1/2 MILE



VICINITY MAP
ANCHORAGE, ALASKA

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING

0  1"

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

APPROVED BY:

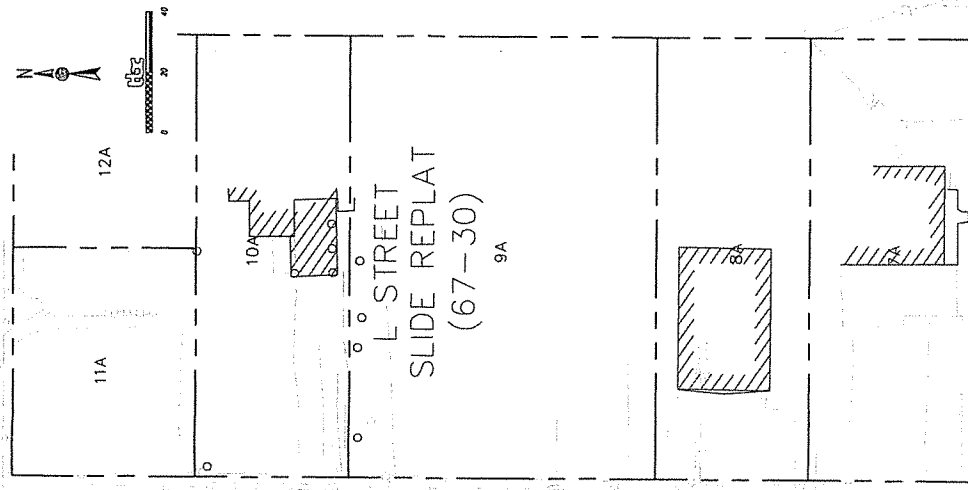
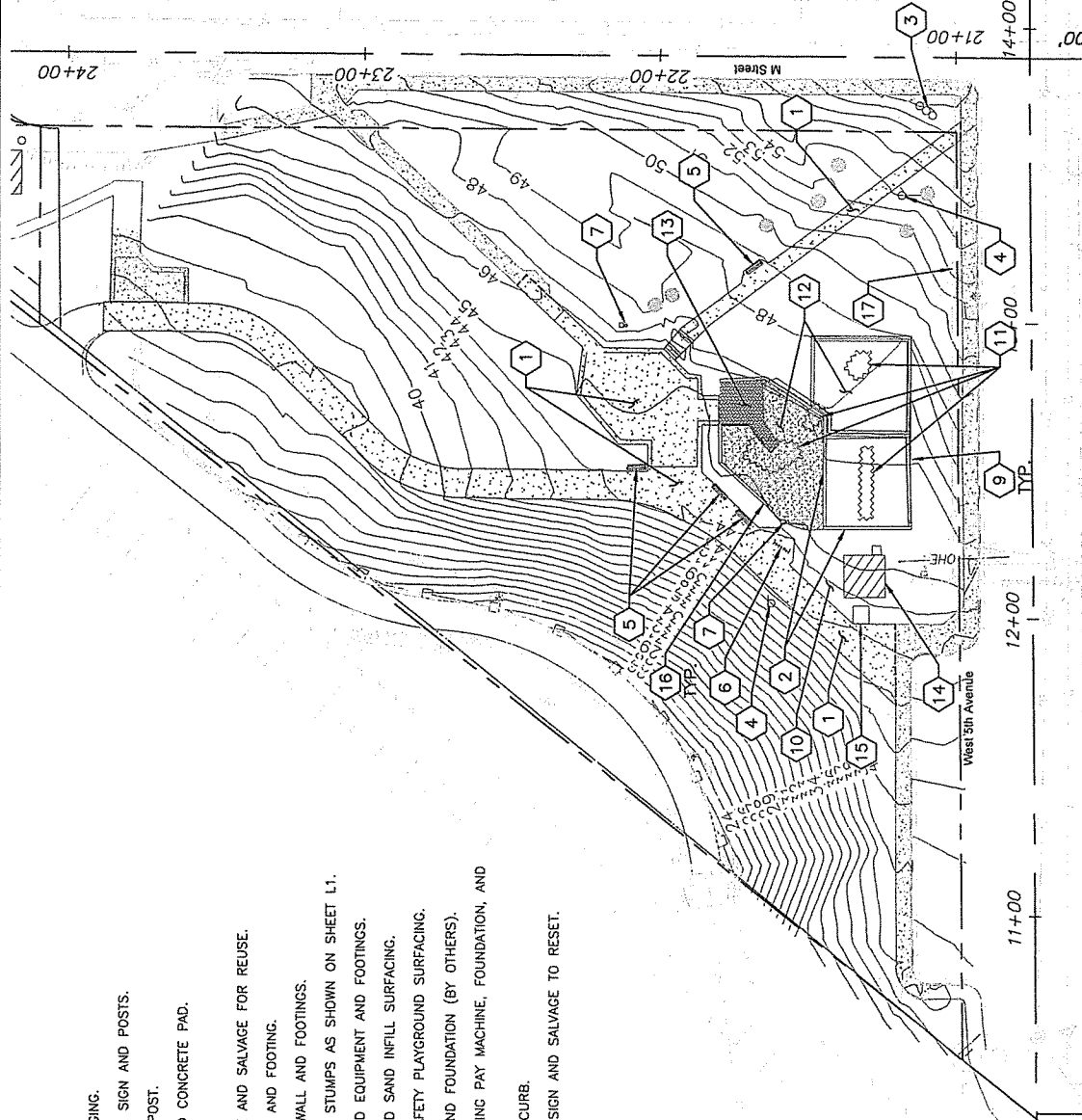
JOSHUA DURAND
DIRECTOR PARKS AND RECREATION

	PLAN	EQUIPMENT	FOOTING	LOCATIONS
C6				
C7				
C8				
C9				
L1				
L2				
L3				
L4				

SITE DEMOLITION WORK:

- 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.

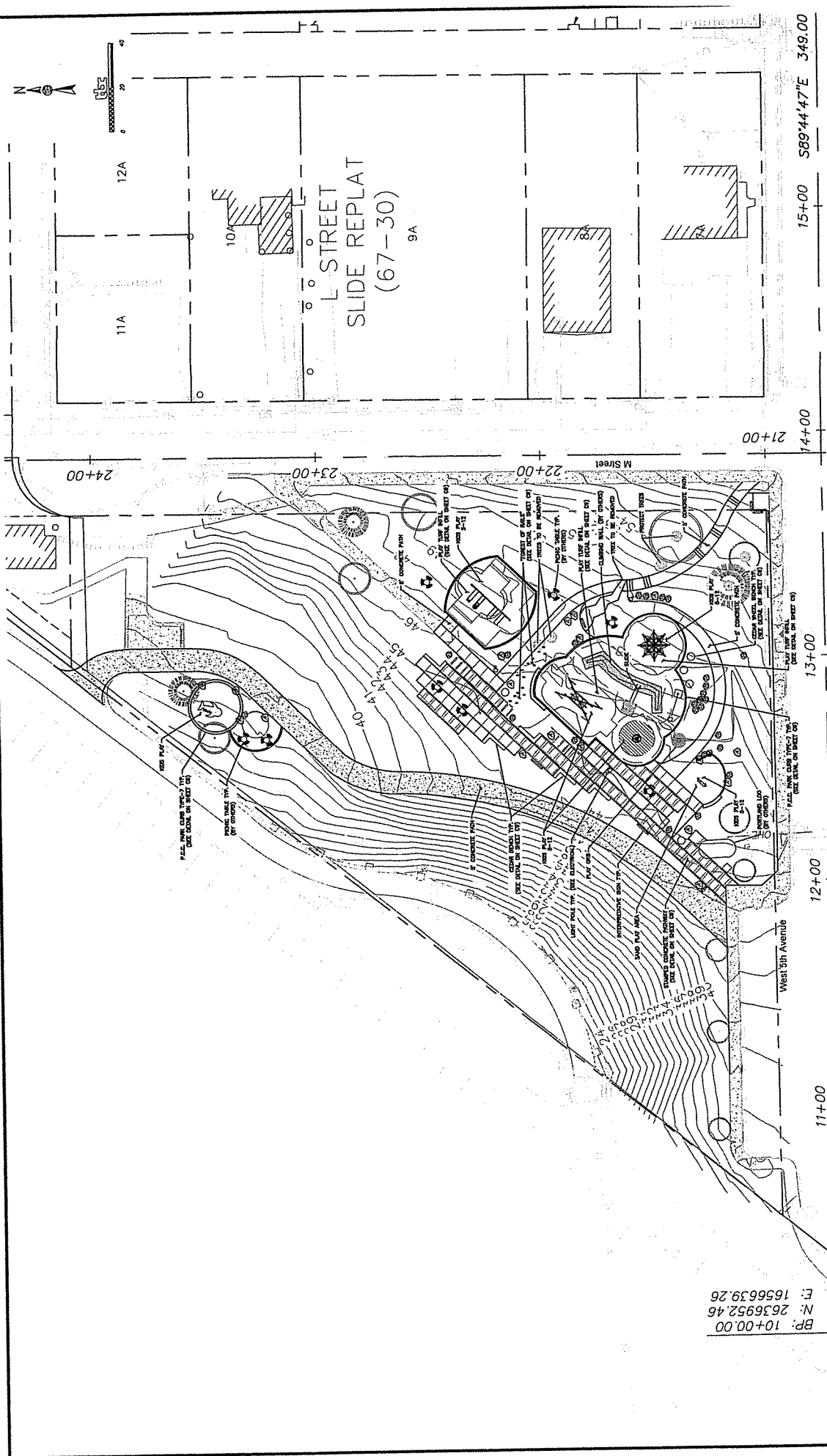
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E: 1656639.26



Department of
Parks and
Recreation
Municipality of
Anchorage



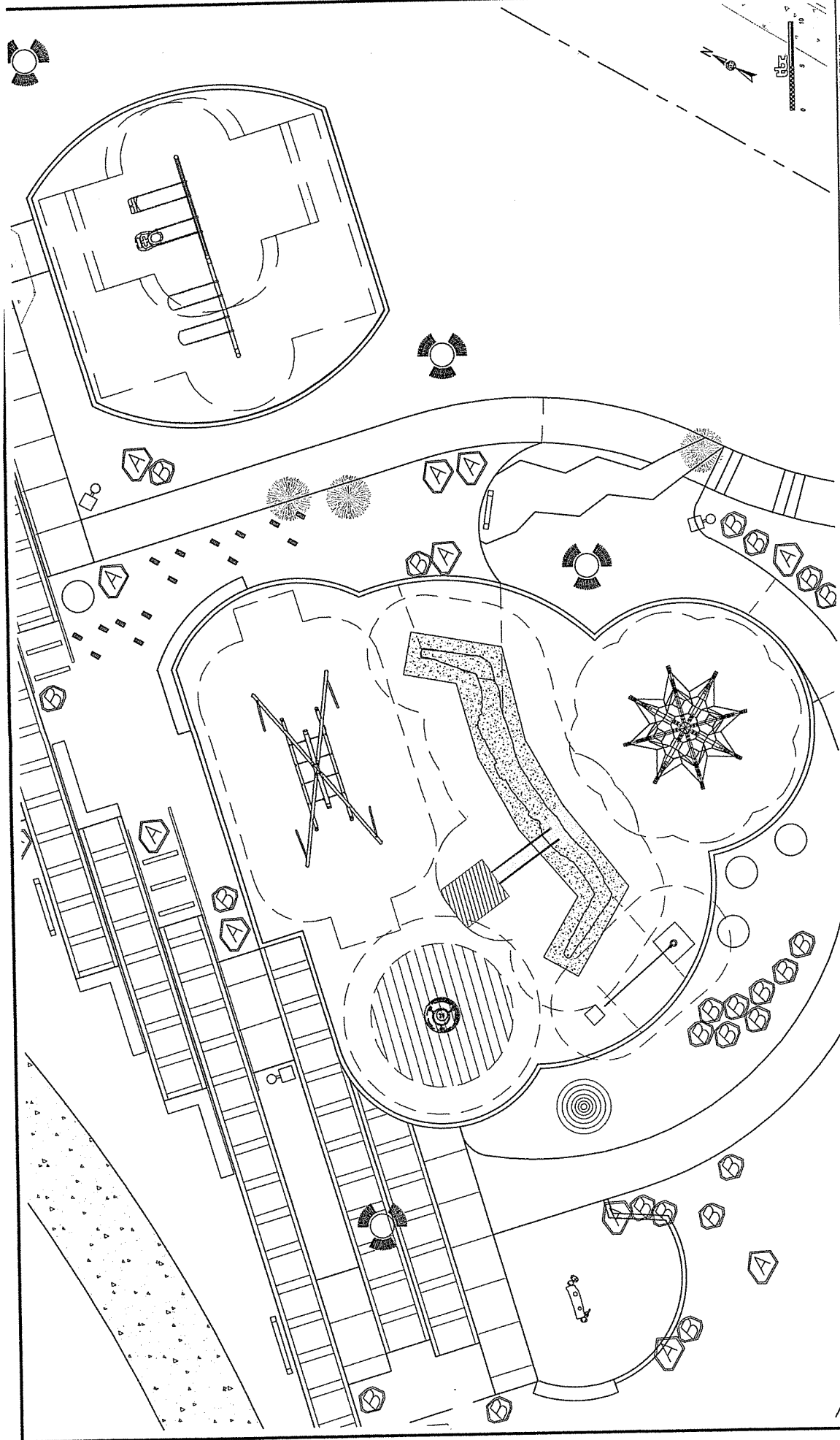
PARKS AND RECREATION DEPARTMENT
ELDERBERRY PARK & PLAYGROUND
ANCHORAGE, ALASKA 99508
DEMOLITION PLAN
DATE: 09/05/2020
SCALE: 1"=10'
SHEET: C4
STATUS: NOT FOR CONSTRUCTION



BP: 10+00.00
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 E: 1656639.26

11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00

Department of Parks and Recreation Municipality of Anchorage		Healthy Parks		Healthy People	
ELDERBERRY PARK & PLAYGROUND ANCHORAGE, ALASKA 99508		SITE PLAN			
SCALE: 1"=40' DATE: 08/20/20 DRAWN: JWB CHECKED: JWB		SHEET C3 OF C9			



PARKS AND RECREATION DEPARTMENT		C6	
ELDERBERRY PARK & PLAYGROUND		SHEET	
ANCHORAGE, ALASKA 99508		C9	
PLAYGROUND EQUIPMENT FOOTING LOCATIONS			
DATE: 8/20/25		SHEET: 220	
SCALE: 1" = 20'		STATUS: NOT FOR CONSTRUCTION	
VER. NA			



Department of
Parks and
Recreation

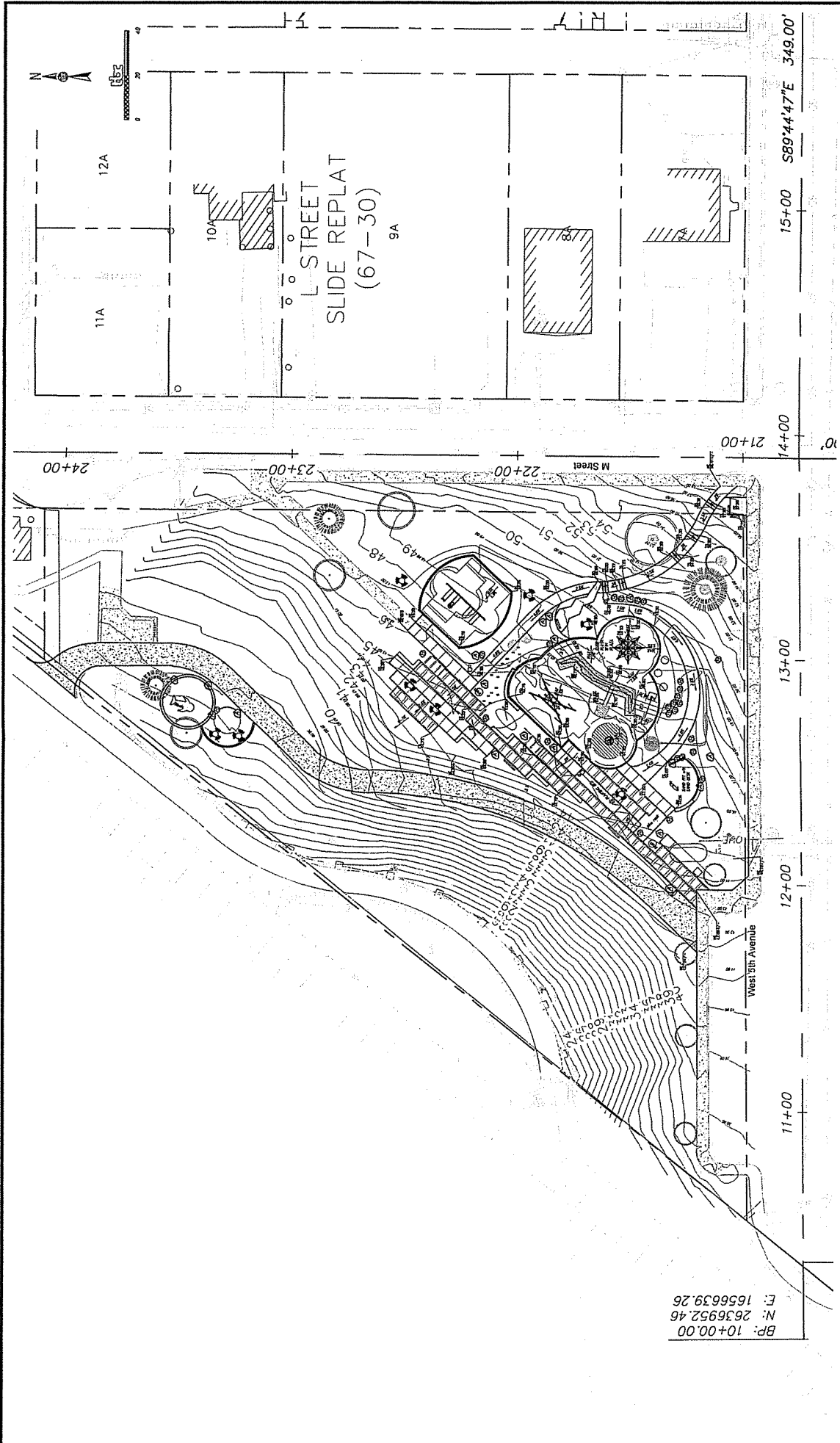
Municipality of
Anchorage

HE
The Boulet Company, Inc.
601 E. 57th Place #102
Anchorage, AK 99518
Ph. 907-522-6776
FAX 907-522-8779

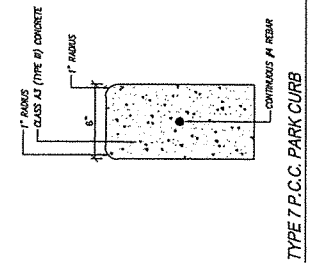
2017

338 NO. 2, REVISED

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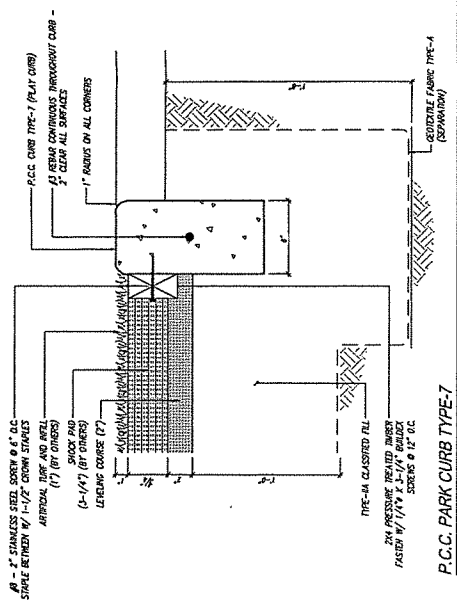


		PARKS AND RECREATION DEPARTMENT ELDERBERRY PARK & PLAYGROUND ANCHORAGE, ALASKA 99508		GRADING PLAN DATE: 09/02/22 SCALE: 1"=40' STATUS: NOT FOR CONSTRUCTION		SHEET C7	
Department of Parks and Recreation Municipality of Anchorage						SEAL	
CONSULTANT H&B 201 E. 5th Avenue, Suite 200 Anchorage, Alaska 99501 Phone: 907.562.1118 Email: info@hnb.com License No. ACC0057		BY [Signature]		DATE [Date]		CHECKED [Signature]	



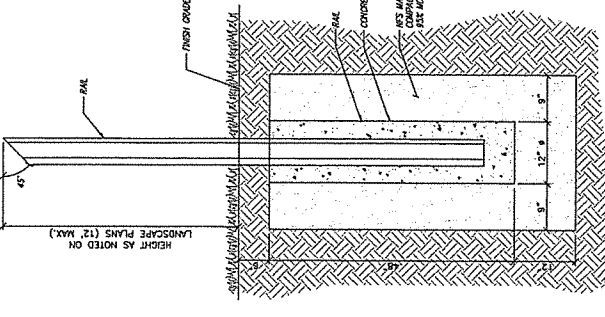
TYPE 7 P.C.C. PARK CURB

1. EXPANSION JOINT SHALL BE PLACED BEHIND CURBING ADJACENT TO OTHER PROPOSED CONCRETE SURFACES.
2. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT TO A DEPTH OF 1-INCH PRIOR TO THE FINAL SET OF CONCRETE AT INTERVALS OF 10 FEET.



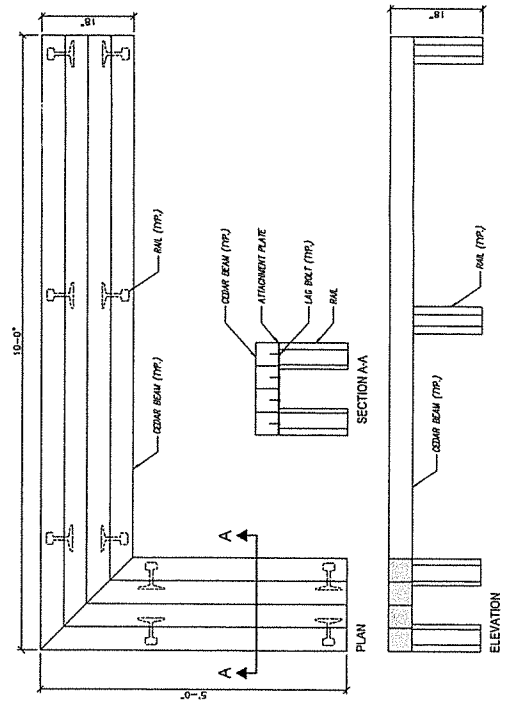
P.C.C. PARK CURB TYPE-7

1. EXPANSION JOINT SHALL BE PLACED BEHIND CURBING ADJACENT TO OTHER PROPOSED CONCRETE SURFACES.
2. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT TO A DEPTH OF 1-INCH PRIOR TO THE FINAL SET OF CONCRETE AT INTERVALS OF 10 FEET.



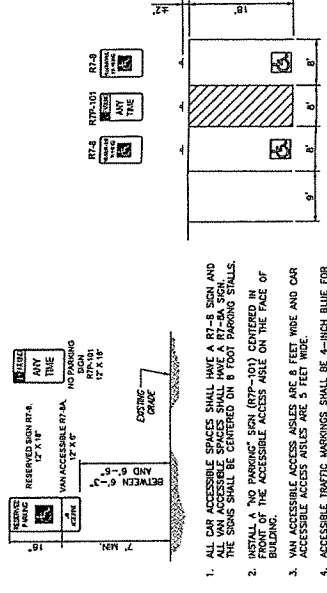
FOREST OF RAILS DETAIL

NTS



LONG BENCH DETAIL

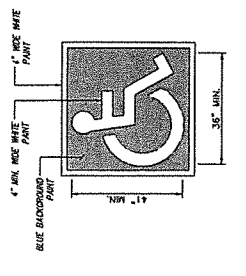
NTS



ADA ACCESSIBLE PARKING SIGNAGE

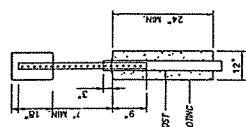
NTS

1. ALL ADA ACCESSIBLE SPACES SHALL HAVE A P-2-S SIGN AND ALL VAN ACCESSIBLE SPACES SHALL HAVE A P-2-VA SIGN. THE SIGNS SHALL BE CENTERED ON 8 FOOT PARKING STALLS.
2. INSTALL A "NO PARKING" SIGN (RTP-101) CENTERED IN THE MIDDLE OF THE ACCESSIBLE ACCESSIBLE ON THE FACE OF THE BUILDING.
3. VAN ACCESSIBLE ACCESSIBLE ARE 8 FEET WIDE AND CAR ACCESSIBLE ACCESSIBLE ARE 5 FEET WIDE.
4. ACCESSIBLE TRAFFIC MARKINGS SHALL BE 4-INCH BLUE FOR SPACES/ ASSE STRING, AND INCLUDE FACE OF CURB.



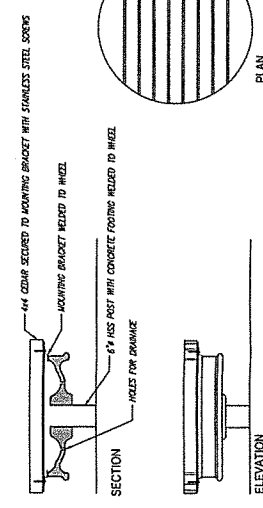
ACCESSIBLE MARKING SYMBOL

NTS



CONCRETE FOUNDATION FOR SIGN POST

NTS



CEDAR WHEEL BENCH SEAT DETAIL

NTS

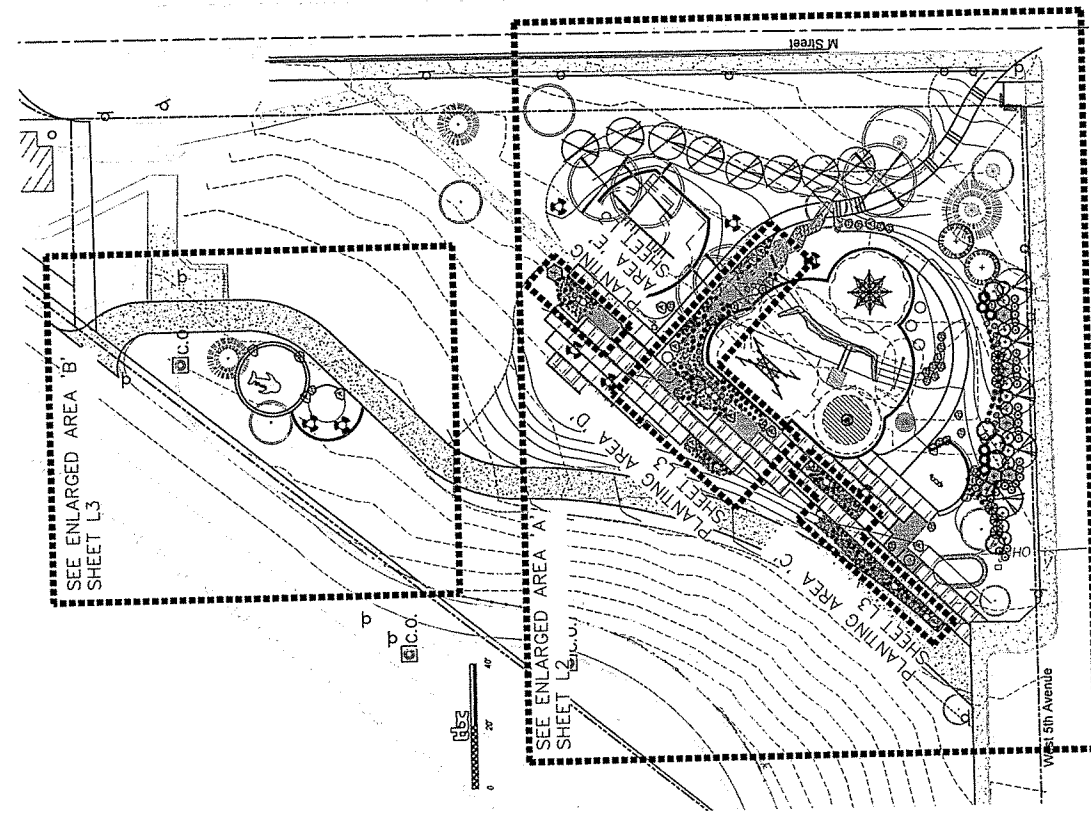
Department of Parks and Recreation Municipality of Anchorage		Healthy Parks Healthy People		PARKS AND RECREATION DEPARTMENT ELDERBERRY PARK & PLAYGROUND ANCHORAGE, ALASKA 99508	
SCALE: HORIZONTAL: 1" = 10'-0" VERTICAL: 1" = 10'-0"		DATE: 09/20/2020 CITY: ANCHORAGE DRAWN: JEFFREY W. HARRIS		SHEET: C9	

SEE L4 FOR
LANDSCAPE NOTES AND
DETAILS

PLANTING SCHEDULE

QTY	SYMBOL	LABEL	COMMON NAME	SIZE	FURNISHED
EVERGREEN TREES					
2		LS	Larix siberica	6' HT.	B&B
DECIDUOUS TREES					
15		BP	Betula papyrifera	2" CAL.	B&B
SHRUBS					
14		Cs	Cornus sanguinea	30" HT.	POTTED
5		Pmp	Pinus mugo var Pumila	24" HT.	POTTED
5		Rg	Rosa glauca	36" HT.	POTTED
8		Sn	Sambucus nigra	36" HT.	POTTED
30		Sb	Spiraea betulifolia	18" HT.	POTTED
6		Vt	Viburnum trilobum	36" HT.	POTTED
GRASSES & PERENNIALS					
79		AnF	Achillea millefolium	14" HT.	POTTED
12		At	Artemisia tiliastri	12" HT.	POTTED
39		Am	Asarum canadense	14" HT.	POTTED
28		GF	Galium aparine	14" HT.	POTTED
44		KF	Kalimeris inodora	14" HT.	POTTED
54		Dc	Deschampsia cespitosa	14" HT.	POTTED
60		HS	Hemerocallis	12" HT.	POTTED
114		Is	Iris setosa	12" HT.	POTTED
34		Pbs	Persicaria bistorta	12" HT.	POTTED
16		Pv	Pulsatilla vulgaris	12" HT.	POTTED
14		Ss	Sedum spectabile	12" HT.	POTTED

SEE ENLARGED AREA 'B'
SHEET L3



PLANT SCHEDULE SYMBOLS
Scale Bars shown next to
plans.

MISCELLANEOUS

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

2" TOPSOIL & SCHEDULE-B
SEED MIX (WILDFLOWER)

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

12" TOPSOIL & FERN
PLANTING MATRIX MIX

Matteuccia struthiopteris
Ostrich Fern
Athyrium filix-femina ssp. cyclosorum
Lady Fern
Ligularia stenocarpa 'The Rocket'
Ligularia 'The Rocket'
1 plant per 1.5 sq. yd. (55sq. yd. = 36 plants
or 12 EACH TYPE)

13 BOULDER-A
19 BOULDER-B

PROTECT EXISTING VEGETATION

EXISTING VEGETATION TO BE REMOVED

0 10 20

MUNICIPALITY OF ANCHORAGE

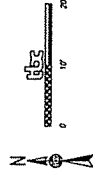
Department of Parks and Recreation

Municipality of Anchorage

ELDERBERRY PARK & PLAYGROUND
LANDSCAPE PLANTING
SCHEDULE AND OVERVIEW

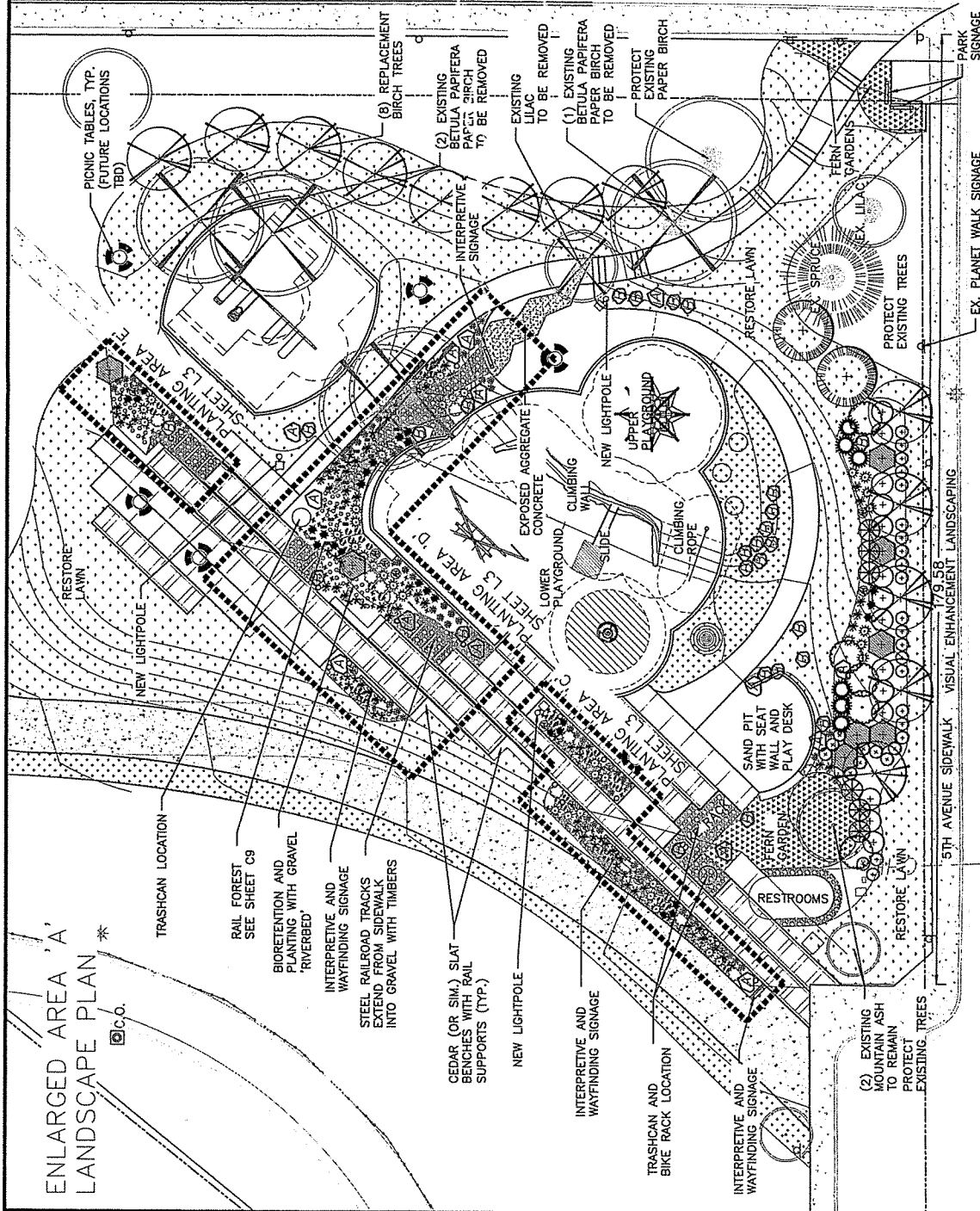
DATE: 10/20/2010
SCALE: 1/8" = 1'-0"
SHEET: L4

SEE L4 FOR
LANDSCAPE NOTES
AND DETAILS



VISUAL ENHANCEMENT LANDSCAPING
(180LF) ALONG WEST 5th AVENUE

LANDSCAPE ELEMENT	REQUIRED	PROPOSED	EXISTING
TREES CAN INCLUDE EXISTING MATURE TREES	9	5 SINGLE 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	67 SHRUBS 24+ PERENNIALS not incl. PERN GARDEN	N/A



ENLARGED AREA 'A' LANDSCAPE PLAN

BY: [] REV: []

DATE: []

PROJECT: []

LOCATION: []

SCALE: []

CONSULTANT: []

Department of Parks and Recreation

Healthy Parks Healthy People

City of Anchorage

ELDERBERRY PARK & PLAYGROUND

LANDSCAPE PLAN

ENLARGED AREA 'A' AND TITLE 21 DATA

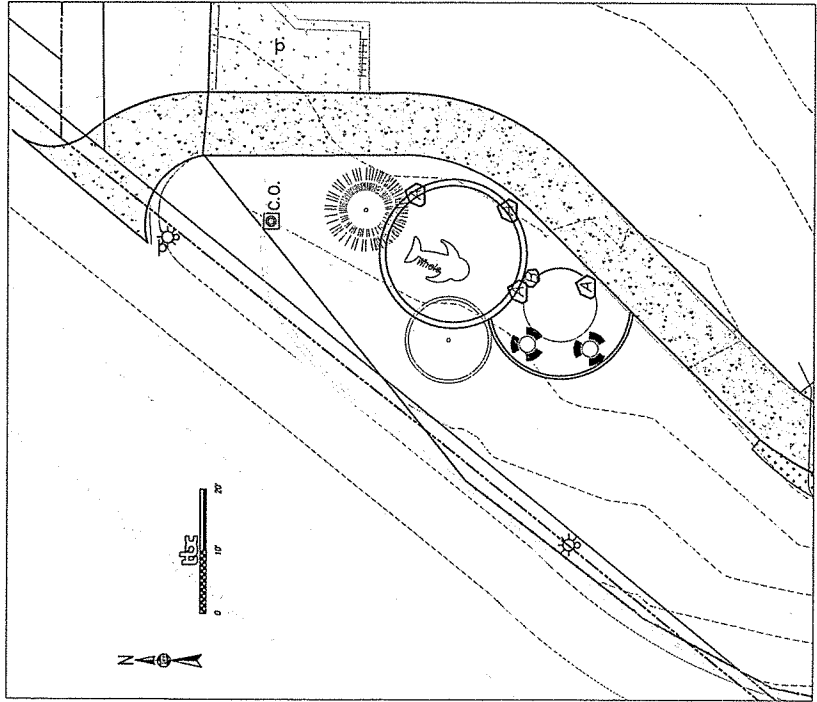
DATE: []

SCALE: []

STATUS: []

SHEET: []

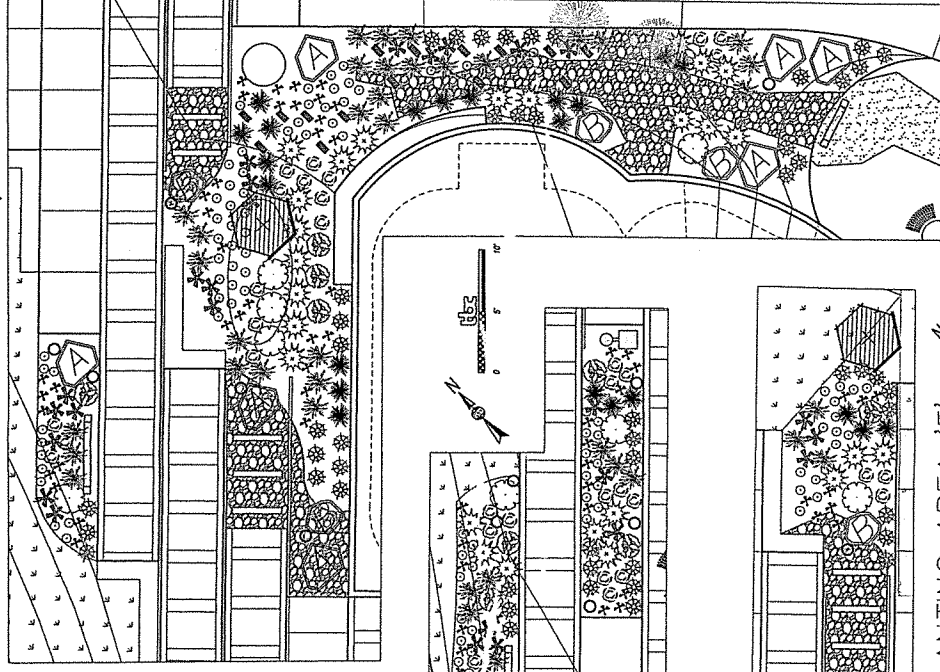
L4



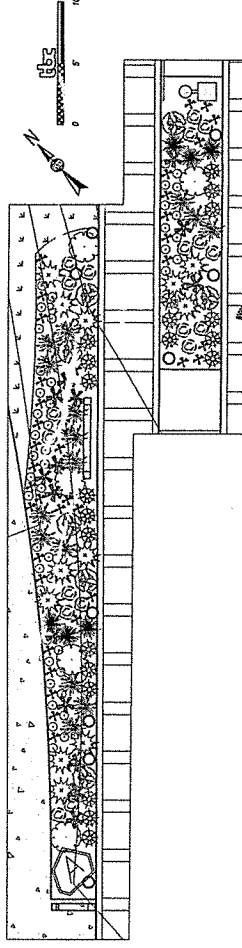
PLANTING AREA 'B'
WHALE PLAY AREA

SEE L4 FOR
LANDSCAPE NOTES
AND DETAILS

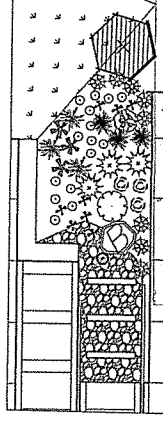
PLANTING AREA 'D'
NORTHWEST OF PLAYGROUND



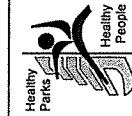
PLANTING AREA 'C'
CLOSEST TO PARKING LOT



PLANTING AREA 'E'
NORTH OF PLAZA



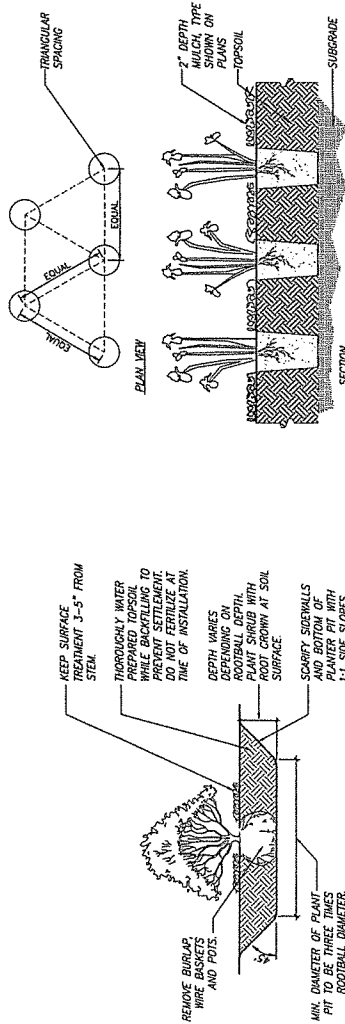
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PARKS AND RECREATION DEPARTMENT
ELDERBERRY PARK & PLAYGROUND
ANCHORAGE, ALASKA 99508
ENLARGED LANDSCAPE AREAS
'B' 'C' 'D' 'E'
DATE: 8/20/2023
SCALE: 1/8" = 1'-0"
SHEET: L4
STATUS: NOT FOR CONSTRUCTION

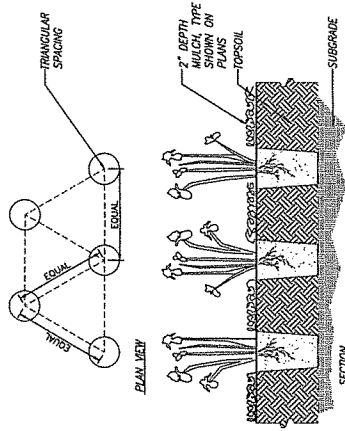
LANDSCAPING NOTES

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 Z60.1-2014.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION WITH 4" TOPSOIL AND TYPE A SEED ONE GROWING SEASON FROM DATE OF INSTALLATION, IN ACCORDANCE WITH M.A.S.S.
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/L4.



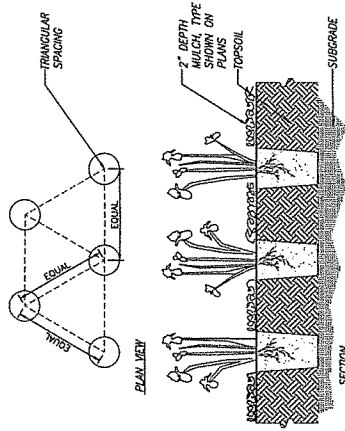
1. SHRUB PLANTING

SCALE: NTS



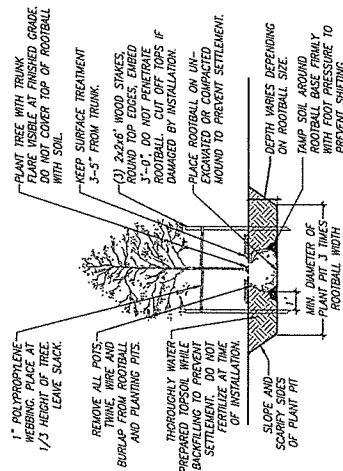
2. PERENNIAL PLANTING

SCALE: NTS



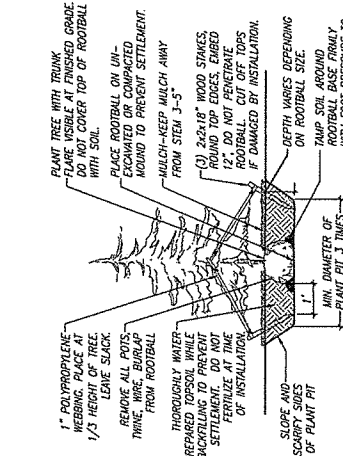
3. MOOSE PROTECTION

SCALE: NTS



4. DECIDUOUS TREE PLANTING-STAKED

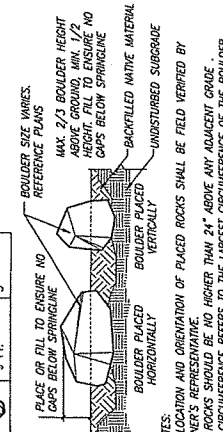
SCALE: NTS



5. EVERGREEN TREE PLANTING-STAKED

SCALE: 1/4\"

LANDSCAPE BOULDER SIZING SCHEDULE			
BOULDER CIRCUMFERENCE HEIGHT	BOULDER CIRCUMFERENCE HEIGHT	BOULDER CIRCUMFERENCE HEIGHT	BOULDER CIRCUMFERENCE HEIGHT
12 FT.	9 FT.	6 FT.	3 FT.



6. LANDSCAPE BOULDERS

SCALE: NTS



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LUMINAIRE SCHEDULE											
CATALOG	SYMBOL	MODEL	DESCRIPTION	MOUNTING	LAMP	BALLAST	INPUT WATTS	VOLTS	TOTAL LUMENS	QUANTITY	NOTE 1
D35W			LITHONIA LIGHTING, DS52 LED P1 40K 15W LUMENS 40K	POLE	(1) LED.	ELECTRONIC	140	MULTIPLE	0	3	25' MOUNTING HEIGHT

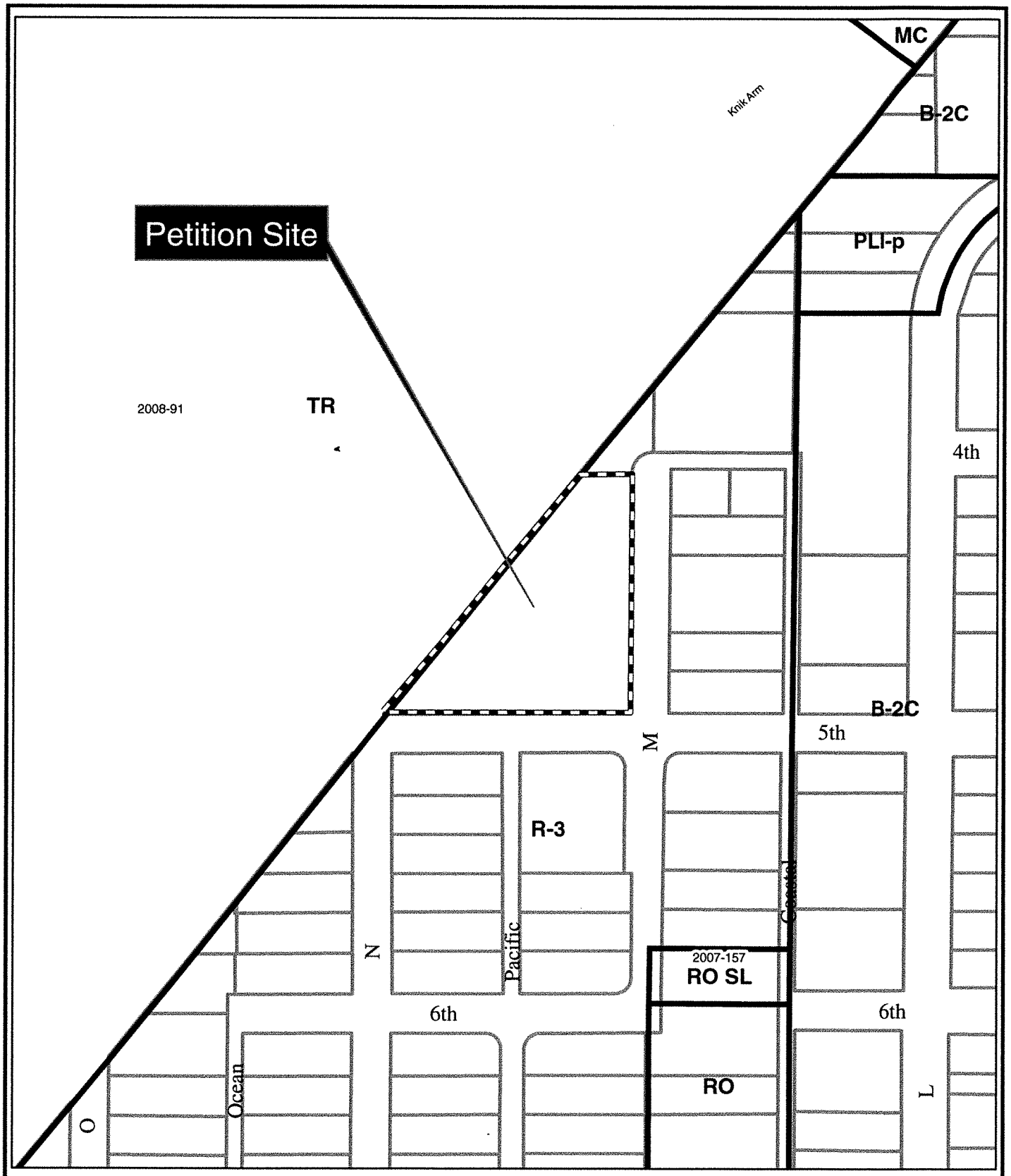
CONTRACTOR TO VERIFY FIXTURE COUNT

- NOTES:
 1. COMPLY WITH 2014 EDITION OF THE REC AND ALL MOA MODIFICATIONS AND M.A.S.S. 2017. POLES SHALL BE DESIGNED AS PER SCHEDULE 1 FOUNDATIONS, M.A.S.S. 2017. POLES MUST BE LENGTH AS PER SCHEDULE 1 FOUNDATIONS, M.A.S.S. 2017. POLES SHALL BE DESIGNED FOR 100 MPH WINDS AND 130 MPH GUSTS IN CONFORMANCE WITH MASS 2015. A COPY OF THE DESIGN CODE STANDARD SHALL BE SUBMITTED WITH MATERIALS SUBMITTALS PRIOR TO INCORPORATION OF ANY LUMINAIRE, POLE OR MAST ARM INTO THE PROJECT. REFER TO MOA STANDARD SPECIFICATIONS SECTION 80.05 ARTICLE 6.1, AND SECTION 80.06 ARTICLE 6.1.
 2. BRANCH CIRCUIT WIRE: 3C /#8 XHHW UNLESS NOTED OTHERWISE. SIZES SHALL BE DETERMINED BY ELECTRICAL ENGINEER. ALL TYPES AND SPACES SHALL BE DIRECT BURIAL RATED. PROVIDE A GROUND WIRE IN ALL CONDUITS SHALL BE NOTED.
 3. CONDUCT SCHEDULE 2 RIGID STEEL CONDUIT (RSC) OR 2" SCHEDULE 40 PVC, BURRED 30". IF PVC IS USED, ALL JOINT CROSSINGS MUST BE MADE AT THE RUN CENTER LINE. PROVIDE AN ADDITIONAL GROUND WIRE ON THE BASE OF THE LOAD CENTER. SHALL BE RSC.
 5. JUNCTION BOXES: TYPE 1-A WITH "LIGHTING" ON COVER.
 6. ALL JUNCTION BOXES SHALL BE INSTALLED ON THE DOWN STREAM SIDE OF HANGING COLES. ON THE POLES SHALL BE ON THE DOWNSTREAM SIDE OF TRAFFIC.
 7. LOAD CENTERS SIMILAR TO: TYPE 1: CIRCLE AW CMP-4800 ON A MB-2920 BASE, LOAD CENTER SIMILAR TO: TYPE 1: CIRCLE AW CMP-4800 ON A MB-2920 BASE.
 8. TYPE 1A: CIRCLE AW CMP-411WC-1 ON A MB-1515 BASE. NOTE THAT THE TYPE 1A DIMENSIONS ARE DIFFERENT FROM THE TYPE 1.
 9. INSERT A LAMINATED COPY OF THE CIRCUIT DIRECTORY INSIDE OF THE LOAD CENTER.
 10. INSERT A LAMINATED COPY OF THE POWER AND CONTROL ONE LINE DIAGRAM INSIDE OF THE LOAD CENTER. PROVIDE THE FOLLOWING INFORMATION: LOAD CENTER SERVICE VOLTAGE, PHASE, PROJECT NAME, MUNICIPAL PROJECT NUMBER AND DATE.
 11. PROVIDE SCOTCHGOLD 220 LABELS ON FRONT OF LOAD CENTER "LJ" AND "MOA". PROVIDE A PHOTOGRAPH LAMINATED LABEL "MAXIMUM FAULT CURRENT OF XXX AMPS, CALCULATED XX/XX/XX".
 12. PROVIDE SCOTCHGOLD 220 LABELS ON FRONT OF LOAD CENTER "LJ" AND "MOA". ALL "LJ" AND "MOA" FOUNDATIONS AND JUNCTION BOXES SHALL BE A MINIMUM SIX FEET FROM THE TRAVELED WAY IF THERE IS NO SIDEWALK OR 2' BACK OF SIDEWALK IF A SIDEWALK IS PRESENT.
 13. REFER TO ASSOCIATED M.A.S.S. DETAILS.
 - 14.1. 80-2 (CONCRETE FOUNDATION LOAD CENTER TYPE 1A)
 - 14.2. 80-3 (CONCRETE FOUNDATION LOAD CENTER TYPE 1)
 - 14.3. 80-4 (CONCRETE FOUNDATION LIGHT POLE FOUNDATION)
 - 14.4. 80-7 (DRIVEN STEEL PILE LIGHT POLE FOUNDATION)
 - 14.5. 80-18 (FLANGE MOUNTED LUMINAIRE BASE)
 - 14.6. 80-19 (FLANGE MOUNTED LUMINAIRE BASE)
 - 14.7. 80-20 (LUMINAIRE ARM DETAIL)
 - 14.8. 80-21 (DRIVEN STEEL PILE SUB BASE POLE ASSEMBLY)
 - 14.9. 80-22 (FLANGE MOUNTED LUMINAIRE BASE)
 - 14.10. 80-23 (FLANGE MOUNTED LUMINAIRE BASE)
 - 14.11. 80-24 (HOPE /PVC TRANSITION DETAIL)
 - 14.12. 80-31 (TYPE 1A/PVC TRANSITION BOX)
 - 14.13. 80-35 (POST MOUNTED LOAD CENTER - TYPE 2)
 - 14.14. 80-36 (LOAD CENTER ENCLOSURE TYPE 1A).
 - 14.15. 80-37 (LOAD CENTER ENCLOSURE TYPE 1B).
 15. PROVIDE TWO POLE IDENTIFICATION TAGS AS PER M.A.S.S. 80.05.6.

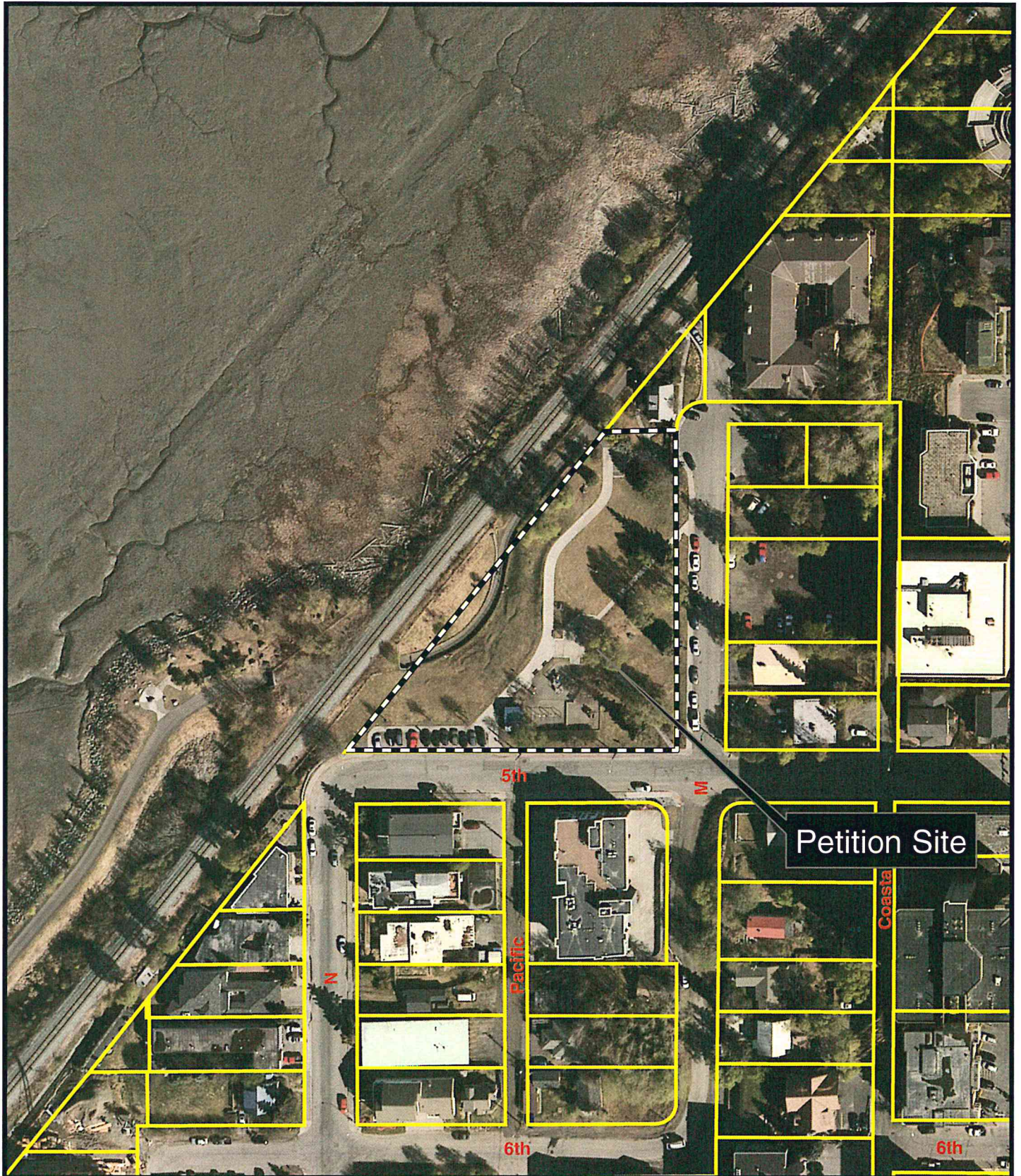
PARK ILLUMINATION SCHEDULE	
AVERAGE FOOT-CANDLES	1.23
MAXIMUM FOOT-CANDLES	2.58
MINIMUM FOOT-CANDLES	0.24
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	10.69
AVERAGE TO MINIMUM FC RATIO	5.32

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

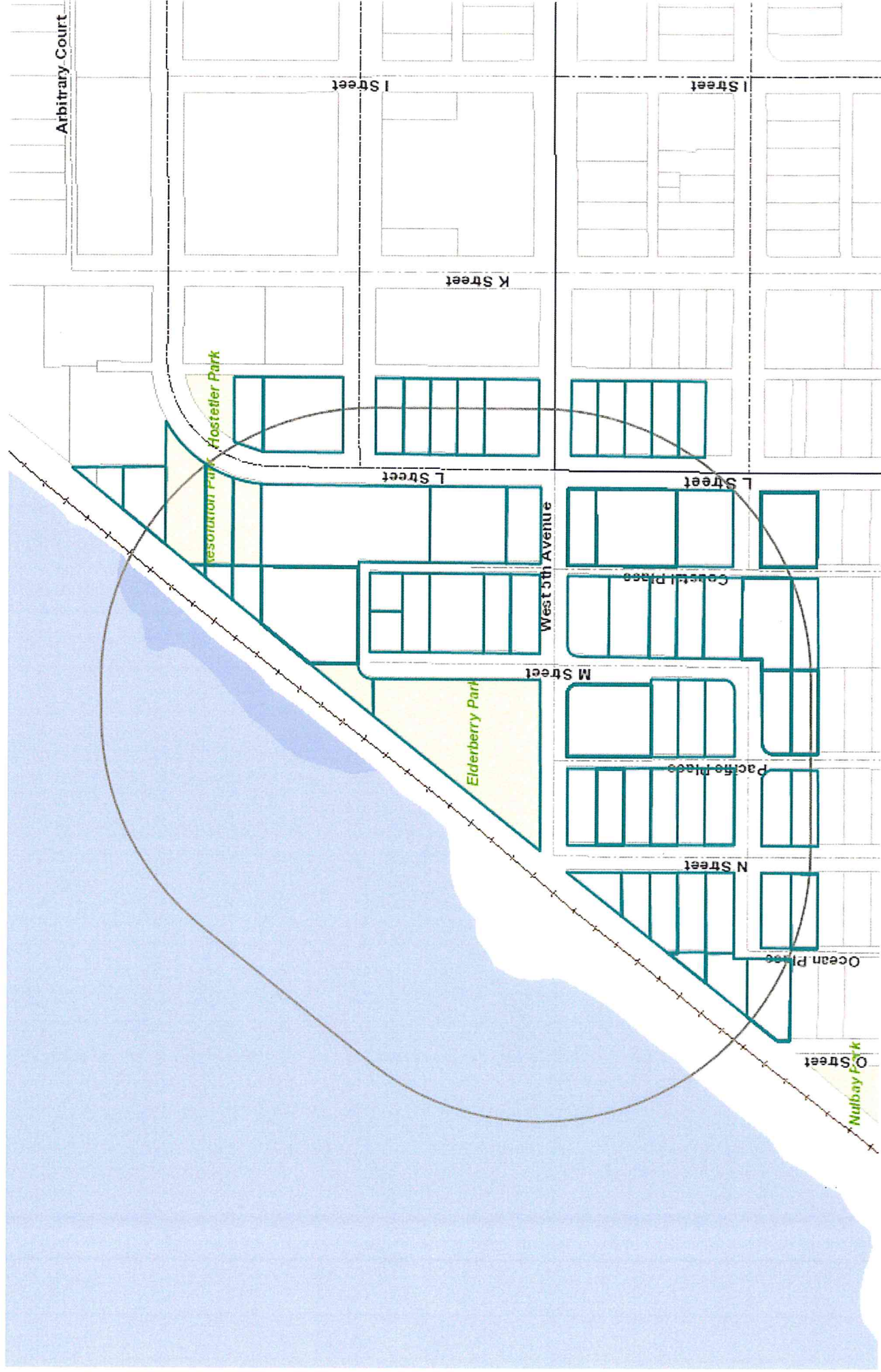
THIS DRAWING IS THE ORIGINAL DRAWING.	VERIFY SCALE DATA: _____ ELECTRIC: _____ TELEPHONE: _____ TRAFFIC SIGNAL: _____ SANITARY SEWER: _____ WATER: _____ GAS: _____		THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ORIGINAL DRAWING.	FULL SCALE 1"=50' 1"=100' 1"=200' 1"=400' 1"=800' 1"=1600' 1"=3200' 1"=6400' 1"=12800' 1"=25600' 1"=51200' 1"=102400' 1"=204800' 1"=409600' 1"=819200' 1"=1638400' 1"=3276800' 1"=6553600' 1"=13107200' 1"=26214400' 1"=52428800' 1"=104857600' 1"=209715200' 1"=419430400' 1"=838860800' 1"=1677721600' 1"=3355443200' 1"=6710886400' 1"=13421772800' 1"=26843545600' 1"=53687091200' 1"=107374182400' 1"=214748364800' 1"=429496729600' 1"=858993459200' 1"=1717986918400' 1"=3435973836800' 1"=6871947673600' 1"=13743895347200' 1"=27487790694400' 1"=54975581388800' 1"=109951162777600' 1"=219902325555200' 1"=439804651110400' 1"=879609302220800' 1"=1759218604441600' 1"=3518437208883200' 1"=7036874417766400' 1"=14073748835532800' 1"=28147497671065600' 1"=56294995342131200' 1"=112589990684262400' 1"=225179981368524800' 1"=450359962737049600' 1"=900719925474099200' 1"=1801439850948198400' 1"=3602879701896396800' 1"=7205759403792793600' 1"=14411518807585587200' 1"=28823037615171174400' 1"=57646075230342348800' 1"=115292150460684697600' 1"=230584300921369395200' 1"=461168601842738790400' 1"=922337203685477580800' 1"=1844674407370955161600' 1"=3689348814741910323200' 1"=7378697629483820646400' 1"=14757395258967641292800' 1"=29514790517935282585600' 1"=59029581035870565171200' 1"=118059162071741130342400' 1"=236118324143482260684800' 1"=472236648286964521369600' 1"=944473296573929042739200' 1"=1888946593147858085478400' 1"=3777893186295716170956800' 1"=7555786372591432341913600' 1"=15111572745182864683827200' 1"=30223145490365729367654400' 1"=60446290980731458735308800' 1"=120892581961462917470617600' 1"=241785163922925834941235200' 1"=483570327845851669882470400' 1"=967140655691703339764940800' 1"=1934281311383406679529881600' 1"=3868562622766813359059763200' 1"=7737125245533626718119526400' 1"=15474250491067253436239052800' 1"=30948500982134506872478105600' 1"=61897001964269013744956211200' 1"=123794003928538027489912422400' 1"=247588007857076054979824844800' 1"=495176015714152109959649689600' 1"=990352031428304219919299379200' 1"=1980704062856608439838598758400' 1"=3961408125713216879677197516800' 1"=7922816251426433759354395033600' 1"=15845632502852867518708790067200' 1"=31691265005705735037417580134400' 1"=63382530011411470074835160268800' 1"=126765060022822940149670320537600' 1"=253530120045645880299340641075200' 1"=507060240091291760598681282150400' 1"=1014120480182583521197362564300800' 1"=2028240960365167042394725128601600' 1"=4056481920730334084789450257203200' 1"=8112963841460668169578900514406400' 1"=16225927682921336339157801028812800' 1"=32451855365842672678315602057625600' 1"=64903710731685345356631204115251200' 1"=129807421463370690713262408230502400' 1"=259614842926741381426524816461004800' 1"=519229685853482762853049632922009600' 1"=1038459371706965525706099265844019200' 1"=2076918743413931051412198531688038400' 1"=4153837486827862102824397063376076800' 1"=8307674973655724205648794126752153600' 1"=16615349947311448411297588253504307200' 1"=33230699894622896822595176507008614400' 1"=66461399789245793645190353014017228800' 1"=132922799578491587290380706028034457600' 1"=265845599156983174580761412056068915200' 1"=531691198313966349161522824112137830400' 1"=1063382396627932698323045648224275660800' 1"=2126764793255865396646091296448551321600' 1"=4253529586511730793292182592897102643200' 1"=8507059173023461586584365185794205286400' 1"=17014118346046923173168730371588410572
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2020-0144



Anchorage



2020 - 0144 PHN map
Distance = 500' (64 parcels)