

# Application for Administrative Site Plan Review

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



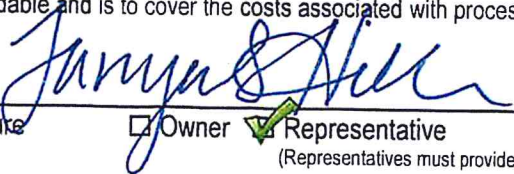
| PETITIONER*                                                                                         |         | PETITIONER REPRESENTATIVE (if any)                                     |                           |
|-----------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------|---------------------------|
| Name (last name first)<br>MOA Parks and Recreation - Stephen Rafuse, Project Manager/Superintendent |         | Name (last name first)<br>Hickok, Tanya - The Boutet Company Inc (TBC) |                           |
| Mailing Address<br>PO Box 196650                                                                    |         | Mailing Address<br>601 E. 57th Place, Suite 102                        |                           |
| Anchorage, Alaska 99519                                                                             |         | Anchorage, Alaska 99518                                                |                           |
| Contact Phone – Day<br>(907) 343-4586                                                               | Evening | Contact Phone – Day<br>(907) 522-6776                                  | Evening<br>(907) 223-5339 |
| Fax                                                                                                 |         | Fax                                                                    |                           |
| E-mail<br>stephen.rafuse@anchorageak.gov                                                            |         | E-mail<br>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): 005-031-41-000                                              |                |                |                    |
| Site Street Address: 201 Lane Street                                                        |                |                |                    |
| Current legal description: (use additional sheet if necessary)<br>T13N R3W Section 15 TR E2 |                |                |                    |
| Zoning: PLI-P                                                                               | Acreage: 14.8+ | Grid #: SW1236 | Underlying plat #: |

| SITE PLAN APPROVAL REQUESTED                |                                                                                |
|---------------------------------------------|--------------------------------------------------------------------------------|
| Use:<br>Parking Lot                         |                                                                                |
| <input checked="" type="checkbox"/> New SPR | <input type="checkbox"/> Amendment to approved site plan      Original Case #: |

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

Signature:  ☐ Owner ☒ Representative      Date: 07/15/2021  
(Representatives must provide written proof of authorization)

Tanya S. Hickok, P.E.

Print Name

Accepted by:       Fee: \$1,950.00      Case Number: 2021-0K06      Decision Date: 09/17/2021

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

- |                                                           |                                                            |                                                          |
|-----------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Large Lot Residential            | <input type="checkbox"/> Single and Two-family Residential | <input type="checkbox"/> Compact Mixed Residential – low |
| <input type="checkbox"/> Compact Mixed Residential–Medium | <input type="checkbox"/> Urban Residential – High          | <input type="checkbox"/> Neighborhood Center             |
| <input type="checkbox"/> Town Center                      | <input type="checkbox"/> Regional Commercial Center        | <input type="checkbox"/> City Center                     |
| <input type="checkbox"/> Commercial Corridor              | <input type="checkbox"/> Main Street Corridor              | <input checked="" type="checkbox"/> Open Space           |
| <input type="checkbox"/> Facilities and Institutions      | <input type="checkbox"/> Industrial                        |                                                          |

**Anchorage 2040 Growth Supporting Features:**

- |                                                                    |                                                               |
|--------------------------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> Transit-supportive Development | <input type="checkbox"/> Residential Mixed-use Development    |
| <input checked="" type="checkbox"/> Greenway-supported Development | <input type="checkbox"/> Traditional Neighborhood Development |

**Chugiak-Eagle River Land Use Classification:**

- |                                                                       |                                                  |                                             |                                              |
|-----------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks              | <input type="checkbox"/> Community Facility  |
| <input type="checkbox"/> Town Center                                  | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Development reserve |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |                                                  |                                             |                                              |

**Girdwood- Turnagain Arm Land Use Classification:**

- |                                                                       |                                                  |                                             |                                                    |
|-----------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Commercial                                   | <input type="checkbox"/> Industrial              | <input type="checkbox"/> Parks/open space   | <input type="checkbox"/> Public lands/institutions |
| <input type="checkbox"/> Resort                                       | <input type="checkbox"/> Transportation facility | <input type="checkbox"/> Special study area | <input type="checkbox"/> Reserve                   |
| <input type="checkbox"/> Commercial/Residential                       | <input type="checkbox"/> Commercial Recreation   |                                             |                                                    |
| <input type="checkbox"/> Residential at _____ dwelling units per acre |                                                  |                                             |                                                    |

**Neighborhood, District or Other Area-Specific Plan:** \_\_\_\_\_
**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- |                                |                                          |                                         |                                   |                                                           |
|--------------------------------|------------------------------------------|-----------------------------------------|-----------------------------------|-----------------------------------------------------------|
| Wetland Classification:        | <input checked="" type="checkbox"/> None | <input type="checkbox"/> "C"            | <input type="checkbox"/> "B"      | <input type="checkbox"/> "A"                              |
| Avalanche Zone:                | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Blue Zone      | <input type="checkbox"/> Red Zone |                                                           |
| Floodplain:                    | <input checked="" type="checkbox"/> None | <input type="checkbox"/> 100 year       | <input type="checkbox"/> 500 year |                                                           |
| Seismic Zone (Harding/Lawson): | <input type="checkbox"/> "1"             | <input checked="" type="checkbox"/> "2" | <input type="checkbox"/> "3"      | <input type="checkbox"/> "4" <input type="checkbox"/> "5" |

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

- |                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Rezoning - Case Number:                                                                                            |
| <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):                                             |
| <input type="checkbox"/> Conditional Use - Case Number(s):                                                                                  |
| <input type="checkbox"/> Zoning variance - Case Number(s):                                                                                  |
| <input type="checkbox"/> Land Use Enforcement Action for                                                                                    |
| <input type="checkbox"/> Building or Land Use Permit for                                                                                    |
| <input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage |

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

1 copy required:

- ☒ Signed application (original)
- ☒ Watershed sign off form, completed
- ☒ 8 1/2" by 11" copy of site plan/building plans submittal

7 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:
 

|                                             |                                          |                                                         |
|---------------------------------------------|------------------------------------------|---------------------------------------------------------|
| <input type="radio"/> building footprints   | <input type="radio"/> parking areas      | <input type="radio"/> vehicle circulation and driveways |
| <input type="radio"/> pedestrian facilities | <input type="radio"/> lighting           | <input type="radio"/> grading                           |
| <input type="radio"/> landscaping           | <input type="radio"/> loading facilities | <input type="radio"/> freestanding sign location(s)     |
| <input type="radio"/> required open space   | <input type="radio"/> drainage           | <input type="radio"/> snow storage area or alternative  |
- strategy
  - ☐ trash receptacle location and screening detail
  - ☐ fences
  - ☐ significant natural features
  - ☐ easements
  - ☐ project location
- ☐ Building plans to scale depicting, with dimensions:
  - ☐ building elevations
  - ☐ floor plans
  - ☐ exterior colors and textures
- ☐ Assembly Ordinance enacting zoning special limitations, if applicable

(Additional information may be required.)

## SITE PLAN REVIEW STANDARDS (21.03.180)

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

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



MUNICIPALITY OF  
ANCHORAGE

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

632 W. 6<sup>th</sup> Avenue, Suite 630

P.O. Box 196650

Anchorage, AK 99519

Tel 907-343-4355

URL [www.muni.org/departments/parks](http://www.muni.org/departments/parks)

ANCHORAGE



PARKS & RECREATION

June 2, 2021

Mr. David Whitfield – Current Planning Manager  
Economic & Community Development  
Planning Department  
P.O. Box 196650  
Anchorage, AK. 99519-6650

Re: Letter of Authorization – 2021 Dave Rose Park Parking Lot Improvements

Dear Mr. Whitfield:

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of Dave Rose Park, located at 201 Lane Street, with the following MOA parcel ID: 005-031-41-000.

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for the Administrative Site Plan Review application for the 2021 Dave Rose Park Parking Lot Improvements Project.

Sincerely,

Joshua Durand, Director  
MOA Parks and Recreation Department

cc: Stephen Rafuse, MOA Parks Superintendent  
Tanya Hickok, The Boutet Company, Inc.  
Loren Becia, The Boutet Company, Inc.



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- 000

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## Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 005-031-41-000

Residential Vacant Land

06/02/21

MOA  
PARKS & RECREATION ADMIN  
PO Box 196650  
Anchorage AK 99519

T13N R3W SEC 15  
TR E2

Site 201 Lane St

|                   |                    |                         |           |
|-------------------|--------------------|-------------------------|-----------|
| Lot Size: 648,800 | ---Date Changed--- | ----Deed Changed----    | GRW: PIWR |
| Zone : PLIP       | Owner : / /        | Stateid: 0450 / 0000526 |           |
| Tax Dist: 001     | Address: 10/09/85  | Date : 12/27/72         |           |
| Grid : SW1236     | Hra # :            | Plat :                  |           |
|                   |                    | REF #:                  |           |

### ASSESSMENT HISTORY

|                     | ---Land-- | --Building- | ---Total--- |                |
|---------------------|-----------|-------------|-------------|----------------|
| Appraised Val 2019: | 1,069,000 | 0           | 1,069,000   |                |
| Appraised Val 2020: | 1,069,000 | 0           | 1,069,000   | --Exemption--  |
| Appraised Val 2021: | 0         | 0           | 0           | -----Type----- |
| Exempt Value 2021:  | 0         | 0           | 0           | Municipal      |
| State Exempt 2021:  |           |             | 0           |                |
| Resid Exempt 2021:  |           |             | 0           |                |
| Taxable Value 2021: |           |             | 0           |                |

Liv Units: 000 Common Area:

Leasehold:

Insp Dt: 11/18 Land Only  
/

[Feedback E-mail: wwfipa@muni.org](mailto:wwfipa@muni.org)

**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: \_\_\_\_\_
- Project Location, Tax ID, or Legal Description: Tract E2 T13N R3W Sec 15  
Parcel # 00503141
- Project Area (if different from the entire parcel or subdivision): Parking lot expansion

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

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

X **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:**

- |                            |                            |                                                          |                                      |                                |
|----------------------------|----------------------------|----------------------------------------------------------|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:



6/4/2021



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

632 W. 6<sup>th</sup> Avenue, Suite 630  
P.O. Box 196650  
Anchorage, AK 99519  
Tel 907-343-4355  
URL [www.muni.org/departments/parks](http://www.muni.org/departments/parks)



**PRC RES NO. 2021-05**  
**DAVE ROSE PARK PARKING LOT EXPANSION**

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

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

WHEREAS, Dave Rose Park became the home of the Alaska Cricket Association in 2017 and currently hosts Samoan Cricket (Kilikiti) matches on weekends during the summer; and

WHEREAS, the popularity of Kilikiti at Dave Rose Park has resulted in a shortage of available parking at the park leading to congestion and parking along neighborhood streets; and

WHEREAS, the proposed parking lot expansion from 25 to 50 spaces will help meet the demand for parking at Dave Rose Park; and

WHEREAS, the parking lot upgrades will include a power outlet to support sports events, a location for fenced port-o-potties, an ADA connection to the existing paved trail loop, and new amenities such as trash cans and benches.

WHEREAS, the proposed improvements are supported by the Russian Jack Community Council; and

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the proposed improvements for Dave Rose Park as submitted by the Parks and Recreation Department.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 13th day of May, 2021.

**Kelly Chang**  
Digitally signed by Kelly Chang  
Date: 2021.05.14 09:22:02  
-08'00'

Chair  
Parks and Recreation Commission

ATTEST:

  
Josh Durand, Director  
Parks & Recreation Department

## 1. Project Overview

The Municipality of Anchorage (MOA) Parks and Recreation Department in 2021 is proposing an expansion of the existing parking lot at Dave Rose Park from 25 to 50 parking spaces. The parking lot expansion is intended to help meet increased demand for parking on the weekend when the athletic field is used for Samoan Cricket, also known as Kilikiti. In addition to increasing parking lot capacity, the expansion will include a power outlet to support sports events, a location for fenced port-o-potties, an ADA connection to the existing paved trail loop, and new amenities such as trash cans and benches.

## 2. History, Background, and Existing Conditions

### History

The property for this park site had been set aside by the State of Alaska for right of way when they initially built the Glenn Highway. When the property was not needed for snow storage the State conveyed the property to the Anchorage School District. The park land was then acquired from the school district to MOA Parks and Recreation. When the MOA began to develop the parkland, an encroachment was discovered in the northeast corner of the property, where neighbors were using parkland for parking and access to their homes. They were given temporary access. The park was renamed to Dave Rose Park from Conifer Park in 2006.

### Background

Dave Rose Park is 14.47-acre park located at 201 Lane Street in the Russian Jack neighborhood of Northeast Anchorage. The park features a playground, sledding hill, picnic shelter and basketball court, paved and lighted walking paths, and a large athletic field which is used for Kilikiti. The park is classified as a Community Use Park in the 2006 *Anchorage Bowl Park, Natural Resource, & Recreation Facility Plan*.

In 2008 the Russian Jack Community Council and local residents participated in the Anchorage Park Report Card process. Dave Rose Park received a grade of D, with

specific repairs requested for the playground. In 2016, the playground was completely renovated. Simultaneously, the Anchorage Cricket Association had been seeking a permanent home to host their summer Cricket or “Kilikiti” matches. With the game’s large field requirements and the community’s desire to be located within walking distance for many of their players and families, the north field in Dave Rose Park was identified as an ideal location.

The game of Cricket or “Kilikiti” as it is known in the Samoan community, is based on the traditional British cricket game that was first introduced to the Samoan Islands more over a century ago. The matches are typically played on Saturday’s and last all day. Anyone can play the game, but typically two teams of 20 people are on the field at once. With approximately 8,000 Polynesians living in Anchorage, this field offers an outdoor place for community gathering for families and a safe field to play. More information is available in an ADN article with game description:

<https://www.adn.com/sports/2016/07/29/samoans-bring-colorful-version-of-cricket-to-anchorage/>

In 2017, the Anchorage Park Foundation (APF) awarded a \$20,000 Challenge Grant to the Alaska Cricket Association to help fund the conversion of the field to Cricket. Since then, the Alaska Cricket Association has hosted league play at Dave Rose Park throughout the summer.

### Existing Conditions

The popularity of Kilikiti at Dave Rose Park has led to some additional challenges as it relates to parking at the park. With only 25 existing parking spaces, many people often park along neighborhood streets, resulting in congestion and traffic on the weekends. To meet this demand, MOA Parks and Recreation was asked by the community to explore options for expanding the parking lot at Dave Rose Park.

MOA Parks and Recreation worked with representatives from the Kilikiti group to identify needs and received a resolution of support from the Russian Jack Community Council in April 2021 and the Parks and Recreation Commission (PRC) in May 2021.

MOA Parks and Recreation proposes to expand the parking lot at Dave Rose Park from 25 to 50 parking spaces, including 2 required ADA parking spaces. The improvements are intended to support the Alaska Cricket Association and to minimize impacts to park neighbors on busy weekends by providing additional parking spaces within the park. MOA Parks and Recreation will also add a power outlet, vehicle gates, screened port-potties, amenities such as benches and trash cans, and ADA parking and access to the paved trail loop. Construction is anticipated for August 2021.

### 3. 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.***

The proposed site plan is consistent with the adopted 2006 *Anchorage Bowl Park, Natural Resource, & Recreation Facility Plan*. Dave Rose Park is classified as a Community Use Park, and is defined as, "Community parks are larger in size and serve a broader purpose than neighborhood parks. The focus is on meeting the recreation needs of several neighborhoods or a large section of the community." As such, Dave Rose Park's parking lot expansion is in keeping with its purpose in serving the Alaska Cricket Association community.

- 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 PLI-P, under the jurisdiction of 21.040.060.E, "The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities." The P designation identifies that the parcel has been dedicated specifically for Park use. Therefore, the proposed use as a park and the expanded use a parking lot (accessory use) complies with the PLI zoning district.

**21.05 Use Regulation:** In accordance with Table 21.05-1, parks and their accessory uses are a permitted principal use in the PLI zoning district.

**21.06 Dimensional Standards and Measurements:** In accordance with Table 21.06-3, the lot meets the minimum lot size area and width requirements (6,000 square feet and 50 feet wide). In addition, the proposed upgrades are outside the required setbacks (front, side, and rear yard: 25 feet when abutting residential zoning districts). This parcel abuts R-1 to the west and south, R-2M across the Glenn Highway to the north, R-1 to the northeast (south of Glenn Highway), and R-3 to the east. The proposed upgrades do not exceed the maximum lot coverage requirement of 45%; and does not exceed the maximum height requirement of 45 feet.

**21.07 Development and Design Standards:**

- **21.07.040 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges:** The proposed project improvements include improvements to the existing drainage system, including biofiltration swales per MOA DCM requirements.
- **21.07.080 Landscaping, screening, and fences:** The proposed parking lot project improvements include the required 5% minimum interior parking lot landscaping improvements for parking lots between 40 and 100 parking spaces. Existing vegetation will be retained (as possible) and supplemented to meet the required perimeter parking lot landscape requirements. L2, buffer landscaping, is required along the northwest boundary of the parcel immediately adjacent to the R1 residential zoning district and L1, visual enhancement landscaping, is required along the western boundary of the parcel immediately adjacent to Lane Street (local street).

**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 adverse impacts anticipated. The proposed improvements will provide additional needed parking, a power outlet, vehicle gates, screened port-o-potties, amenities such as benches and trash cans, and ADA parking and access to the existing paved trail loop for the park.

**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 Bowl 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**

| <b><i>Comprehensive Plan Element</i></b>   | <b><i>#</i></b> | <b><i>Policy</i></b>                              | <b><i>Discussion of Consistency</i></b>                                                                                                                                                                                          |
|--------------------------------------------|-----------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Areawide Trails Plan, 1997</u></b>   |                 | <i>Multi-use Paved and Unpaved Trails</i>         | Dave Rose Park features a paved and lighted walking path that connects all the main features of the park: playground, sledding hill, picnic shelter and basketball court, and a large athletic field which is used for Kilikiti. |
| <b><u>Anchorage Bicycle Plan, 2010</u></b> |                 |                                                   | This site plan retains the multi-use paved and lighted trails running through Dave Rose Park, as well as adding an ADA paved access to the trail from the expanded parking lot.                                                  |
| <b><u>Anchorage Bowl Park, Natural</u></b> |                 | <i>Park Classifications - Community Use Area:</i> | Dave Rose Park will remain consistent with its Community                                                                                                                                                                         |

|                                                                 |     |                                                                                                                                                                                                           |                                                                                                                                                                             |
|-----------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Resources, and Recreation Facility Plan, 2006</u></b>     |     | <i>Community parks are larger in size and serve a broader purpose than neighborhood parks. The focus is on meeting the recreation needs of several neighborhoods or a large section of the community.</i> | Use Area designation. As previously noted, Dave Rose Park's parking lot expansion is in keeping with its purpose in serving the Alaska Cricket Association community        |
| <b><u>Anchorage 2020, Anchorage Bowl Comprehensive Plan</u></b> | 41  | <i>Land use regulations shall include new design requirements that are responsive to Anchorage's climate and natural setting.</i>                                                                         | The proposed parking lot is designed to meet current Title 21 design & landscape standards, ADA standards, as well as meeting current MOA Design Criteria Manual standards. |
|                                                                 | 44  | <i>Design and build public improvements for long-term use.</i>                                                                                                                                            | The proposed parking lot is designed to meet current Title 21 design & landscape standards, ADA standards, as well as meeting current MOA Design Criteria Manual standards. |
|                                                                 | 63  | <i>Natural open space protection</i>                                                                                                                                                                      | Less than an acre of area is planned to be disturbed for the proposed parking lot. The remaining ~ 14 acres of park will remain as-is.                                      |
| <b>Anchorage 2040 Land Use Plan</b>                             | 8.1 | <i>Ensure all neighborhoods and communities have access to nearby parks and recreational</i>                                                                                                              | Dave Rose Park is a Community Use Park and located with the Russian Jack Community Council area. As previously mentioned, this park also serves                             |

|  |  |                                               |                                                   |
|--|--|-----------------------------------------------|---------------------------------------------------|
|  |  | <i>opportunities that support well-being.</i> | the greater Alaska Cricket Association community. |
|--|--|-----------------------------------------------|---------------------------------------------------|

#### 4. Special Limitation Standards

The property has no Special Limitations; therefore, this section is not applicable.

#### 5. Schedule

| <b><i>Task</i></b>         | <b><i>Activity Milestone</i></b> | <b><i>Completion Date</i></b> |
|----------------------------|----------------------------------|-------------------------------|
| <b><i>Design</i></b>       | Construction Documents           | June, 2021                    |
| <b><i>Permitting</i></b>   | Administrative Site Plan Review  | June/July 2021                |
|                            | Fill and Grade Permit            | July, 2021                    |
| <b><i>Construction</i></b> | Begin Construction               | August, 2021                  |
|                            | Final Completion                 | October, 2021                 |



MUNICIPALITY OF ANCHORAGE  
PARKS AND RECREATION DEPARTMENT

2021 DAVE ROSE PARK  
IMPROVEMENTS

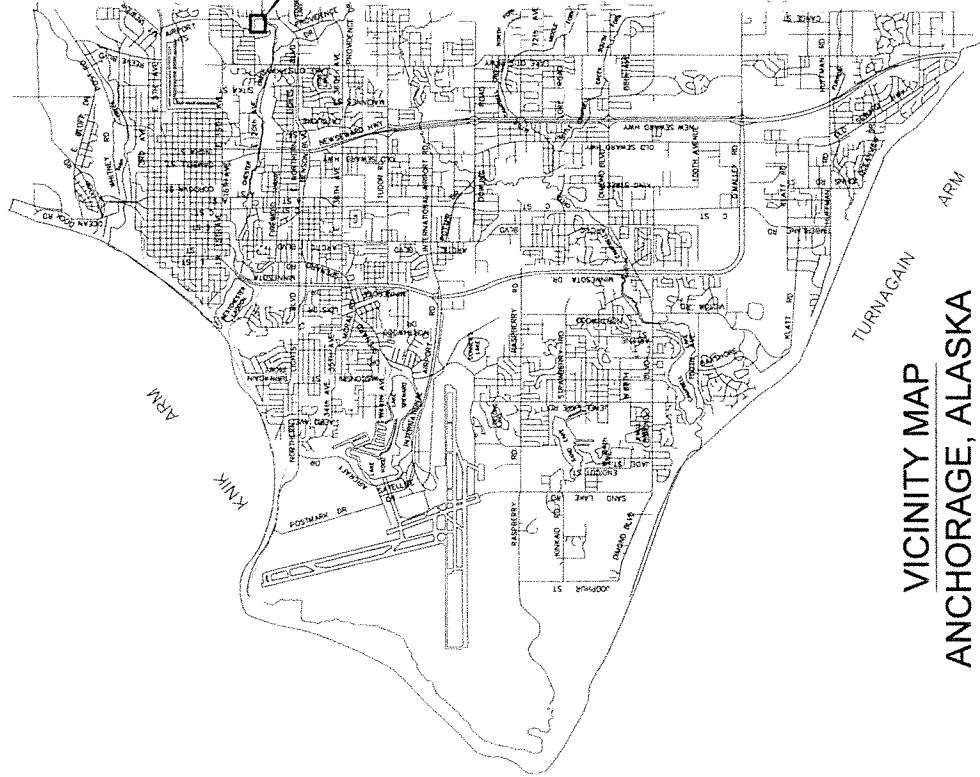
201 LANE STREET  
ANCHORAGE, AK 99508

APPROVED BY:

JOSHUA DURAND  
DIRECTOR PARKS AND RECREATION

SHEET INDEX:

|    |                                        |
|----|----------------------------------------|
| C1 | TITLE SHEET                            |
| C2 | NOTES, ABBREVIATIONS, AND LEGEND       |
| C3 | EXISTING CONDITIONS AND SURVEY CONTROL |
| C4 | DEMOLITION PLAN                        |
| C5 | SITE PLAN                              |
| C6 | GRADING AND DRAINAGE PLAN              |
| C7 | CROSS SECTIONS AND DETAILS             |
| L1 | LANDSCAPE PLAN                         |
| L2 | LANDSCAPE DETAILS                      |



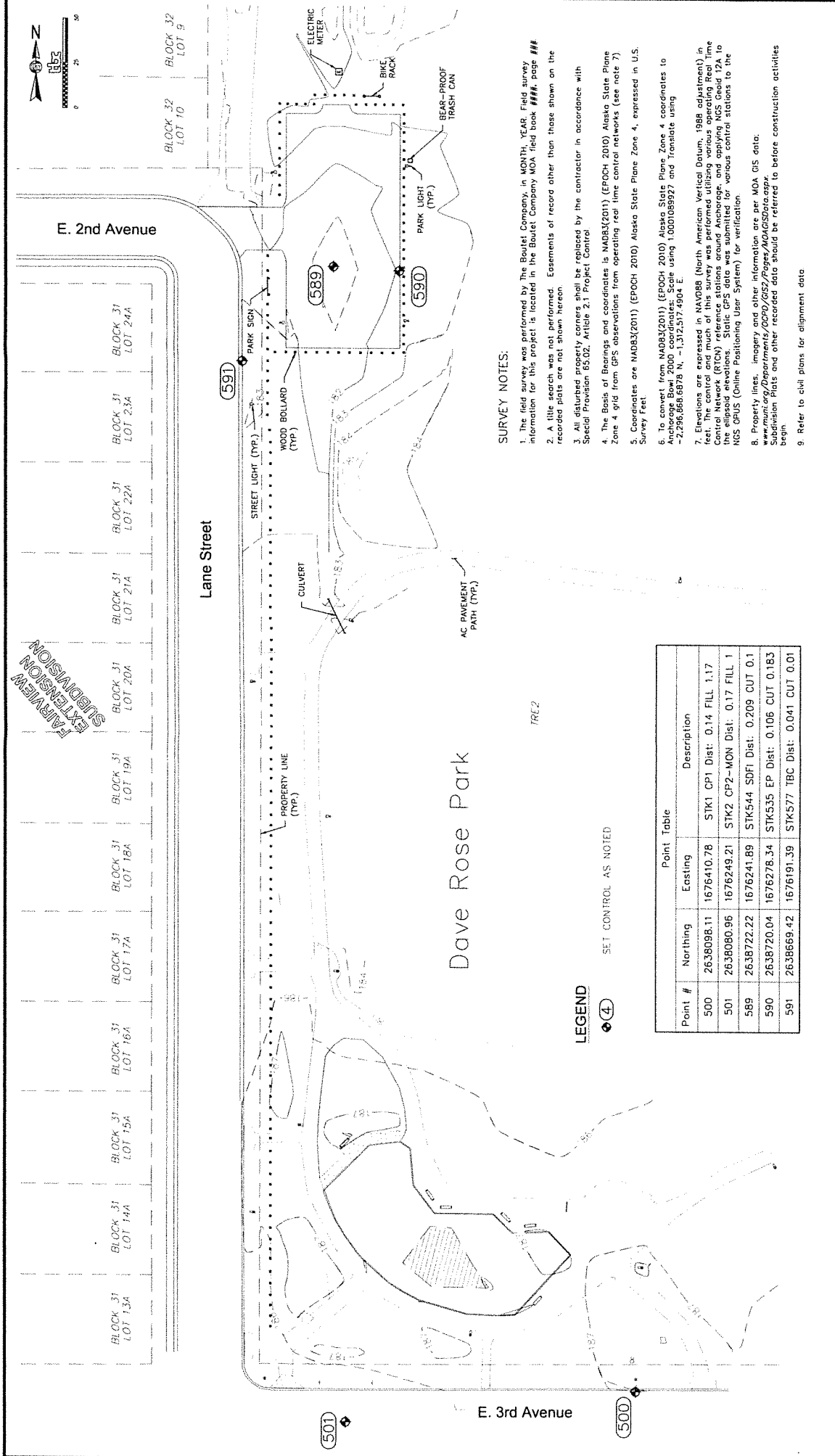
VICINITY MAP  
ANCHORAGE, ALASKA



UNOFFICIAL  
GRAPHIC SCALE  
0 1/2 1 MILE

VERIFY SCALES  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET,  
ADJUST SCALES ACCORDINGLY





**SURVEY NOTES:**

1. The field survey was performed by The Boutel Company, in MONTH, YEAR. Field survey information for this project is located in the Boutel Company MOA field book ###, page ##.
2. A title search was not performed. Easements of record other than those shown on the recorded plots 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 -2,296,666.6678 N, -1,312,517.4904 E.
7. Elevations are expressed in NAVD83 (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/DCPD/GIS/Pages/MOAGISData.aspx](http://www.muni.org/Departments/DCPD/GIS/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.

TR-2

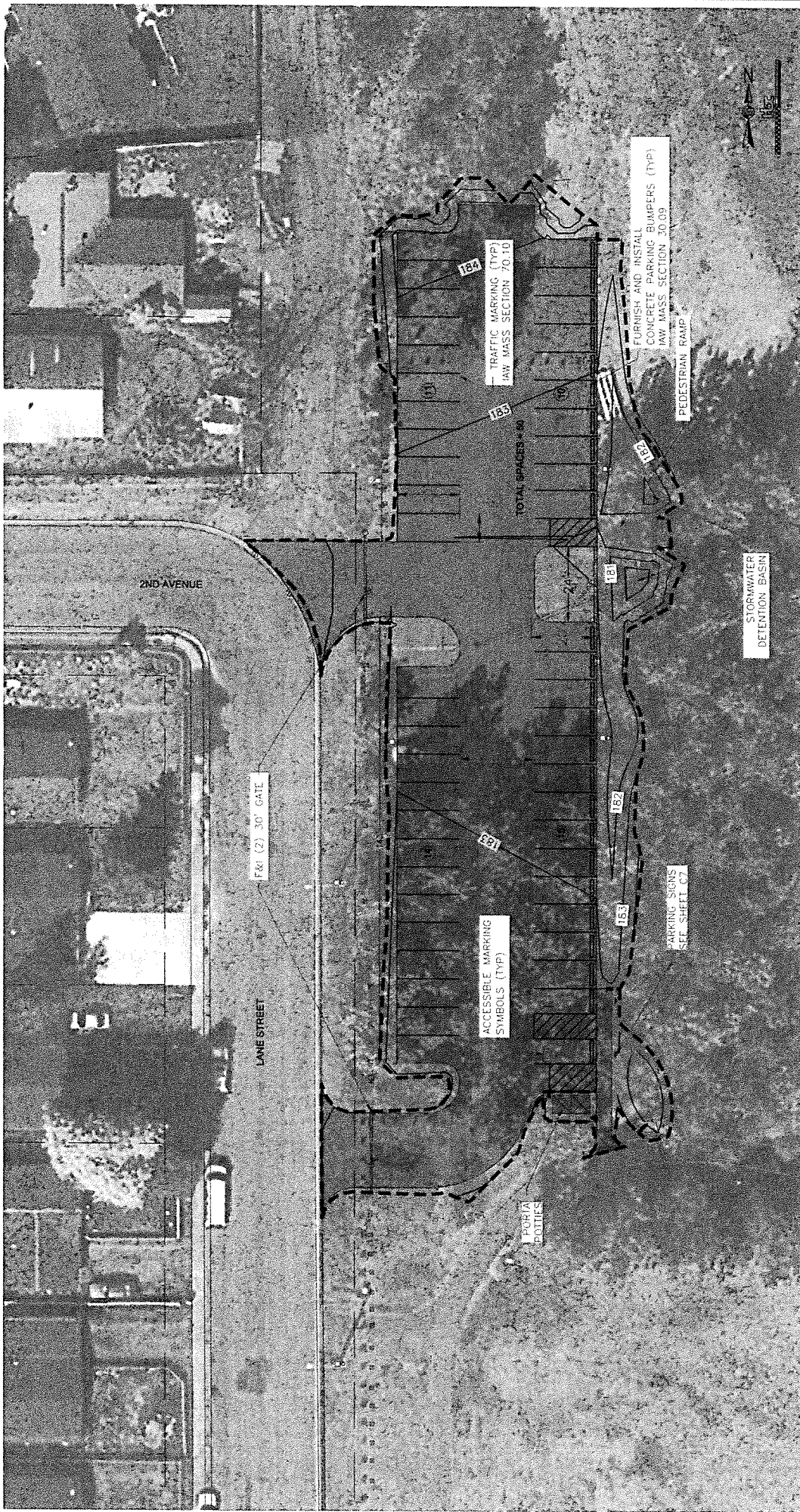
**LEGEND**

SET CONTROL AS NOTED

| Point Table |            | Description |                                 |
|-------------|------------|-------------|---------------------------------|
| Point #     | North      | East        | Description                     |
| 500         | 2638098.11 | 1676410.78  | STK1 CP1 Dist: 0.14 FILL 1.17   |
| 501         | 2638080.96 | 1676249.21  | STK2 CP2-MON Dist: 0.17 FILL 1  |
| 589         | 2638722.22 | 1676241.89  | STK544 SDF1 Dist: 0.209 CUT 0.1 |
| 590         | 2638720.04 | 1676278.34  | STK535 EP Dist: 0.106 CUT 0.183 |
| 591         | 2638669.42 | 1676191.39  | STK577 TBC Dist: 0.041 CUT 0.01 |

|                     |  |        |      |      |      |
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| FIELD BOOKS         |  | DESIGN | DATE | BY   | REV  |
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|---------------------|--|--------|----------|-------|----------------|------|----|------|
| FIELD BOOKS         |  | BM NO. | LOCATION | ELEV. | DATA           | DATE | BY | REV. |
| DESCRIPTION         |  |        |          |       | PLAN           |      |    |      |
| STATION             |  |        |          |       | TOPOGRAPHY     |      |    |      |
| ADJUST.             |  |        |          |       | PROFILE        |      |    |      |
| CONTRACTOR          |  |        |          |       | TELEPHONE      |      |    |      |
| INSPECTOR           |  |        |          |       | CABLE TV       |      |    |      |
|                     |  |        |          |       | STORM SEWER    |      |    |      |
|                     |  |        |          |       | DESIGN         |      |    |      |
|                     |  |        |          |       | QUANTITIES     |      |    |      |
|                     |  |        |          |       | MAN POWER OVER |      |    |      |
|                     |  |        |          |       | PLAN DATE      |      |    |      |
| CONSTRUCTION RECORD |  |        |          |       | REVISIONS      |      |    |      |
| VERTICAL DATUM      |  |        |          |       |                |      |    |      |

**H&B CONSULTANTS**  
 600 S. 5th Street, Suite 100  
 Anchorage, Alaska 99508  
 Phone: 223-1118  
 Fax: 223-1119  
 E-mail: h&b@h&bconsultants.com

**Department of Parks and Recreation**  
Municipality of Anchorage

**Healthy Parks Healthy People**

**PARKS AND RECREATION DEPARTMENT**  
DAVE ROSE PARK  
ANCHORAGE, ALASKA 99508

**SITE PLAN**

DATE: JUL 2007 (RD)  
SCALE: 1"=30'  
SHEET: C5 of C7

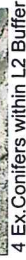




1. COORDINATE PLANTING WITH CIVIL AND UTILITIES. CALL BEFORE YOU DIG. BIRMINGHAM CITY DEPT. OF PUBLIC UTILITIES SHALL BE NOTIFIED AND RECORDS SHALL BE CHECKED WITH THE MOST CURRENT VERSION OF THE CITY OF BIRMINGHAM STANDARD SPECIFICATIONS (M.A.S.S.) UNLESS OTHERWISE NOTED.
2. PLANT MATERIAL SHALL CONFORM TO THE FOLLOWING:
  - ANSI 280 FOR NURSERY STOCK,
  - ANSI 280.1-1954
  - PLANT CONTRACTOR TO GUARANTEE MAINTENANCE WARRANTY PERIOD SHALL BE ONE GROWING SEASON FROM DATE OF PLANTING IN ACCORDANCE WITH M.A.S.S.
  - 5. MULCH: INTERIOR LANDSCAPE AREAS (10474) SHALL RECEIVE MIN. 16" DEPTH MULCH. EXTERIOR AREAS, ROCK MULCH UNLESS OTHERWISE INDICATED ON PLANS
  - 6. ALL DECIDUOUS TREES IN LANDSCAPE SHALL RECEIVE MOOSE PROTECTION FENCING
  - 7. RESTORE AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL TOPSOIL AND SEED UNLESS OTHERWISE INDICATED ON PLANS

1. TOTAL PARKING LOT SURFACE AREA: 29783SF
2. TOTAL PARKING LOT SPACES: 50
3. INTERIOR LANDSCAPE PLANTING AREAS PROVIDED = 10475F OR 5.2%
4. AS per 21.07.080.F.1.d.i

Coniferous trees 10 ft or more in height are equivalent to three new trees. See images this sheet

[illegible]

| DECIDUOUS TREES |                                                                                     |                                 |                            |                |                |
|-----------------|-------------------------------------------------------------------------------------|---------------------------------|----------------------------|----------------|----------------|
| 2               |  | <i>Betula papyrifera</i>        | Alaska Paper Birch         | B&B<br>2" CAL. | SINGLE<br>STEM |
| 3               |  | <i>Malus baccata</i> 'Dolgo'    | 'Dolgo' Siberian Crabapple | B&B<br>2" CAL. | SINGLE<br>STEM |
| 4               |  | <i>Populus tremula</i> 'Erecta' | Columnar Aspen             | B&B<br>2" CAL. | SINGLE<br>STEM |

| 10 |  <i>Juniperus horizontalis</i><br>'Blue Chip' | 'Blue Chip' Juniper                    | 5" HT.  | POTTED |
|----|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------|--------|
| 4  |  <i>Physocarpus opulifolius</i><br>Seward     | 'Summer Wine' Purple<br>Ninebark       | 24" HT. | POTTED |
| 27 |  <i>Rosa rugosa</i>                           | Rugosa Rose                            | 24" HT. | POTTED |
| 35 |  <i>Rubus</i> sp.                             | Edible Raspberries,<br>mixed varieties | 24" HT. | POTTED |

| PERENNIALS |                                                                                     |                    |                          |
|------------|-------------------------------------------------------------------------------------|--------------------|--------------------------|
| 54         |  | <i>Iris setosa</i> | Flag Iris 12" HT. POTTED |

[illegible]

**HF**

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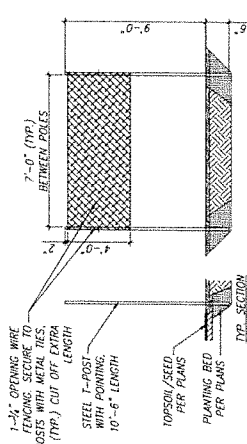
Department of  
 Parks and  
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 Anchorage

Healthy  
 Parks  
 Healthy  
 People



|                                                 |                                           |                |       |                              |                 |                                      |   |
|-------------------------------------------------|-------------------------------------------|----------------|-------|------------------------------|-----------------|--------------------------------------|---|
| 2021 DAVE ROSE PARK<br>PARKING LOT IMPROVEMENTS | DAVE ROSE PARK<br>ANCHORAGE, ALASKA 99508 | LANDSCAPE PLAN | SCALE | NOR PER PLAN<br>VER PER PLAN | DATE 07/19/2021 | DRW -<br>STATUS Landscape Plan Phase | 4 |
|-------------------------------------------------|-------------------------------------------|----------------|-------|------------------------------|-----------------|--------------------------------------|---|

|  |       |          |
|--|-------|----------|
|  | SHEET | L1 of 12 |
|  |       |          |
|  |       |          |



1-1/2" OPENING WIRE FENCING SECURE TO POSTS WITH METAL TIES (TYP.) CUT OFF EXTRA LENGTH WITH POINTING, 10'-6" LENGTH

STEEL T-POST PER PLANS

TOPSOIL/SEED PER PLANS

PLANTING BED PER PLANS

TIP SECTION

NOTES

1. MOOSE PROTECTION FENCING REQUIRED AROUND ALL NEW DECIDUOUS TREES

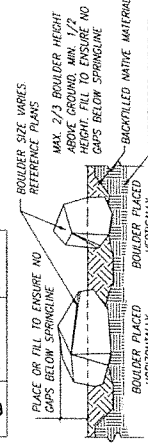
2. FENCING MUST BE INSTALLED BEFORE ANY OTHER PLANTING

3. FOR TREE GROUPINGS, PLACE POLES AS NECESSARY SO THAT NETTING DOES NOT TOUCH BRANCHES

MOOSE PROTECTION  
L2 SCALE: NTS

LANDSCAPE BOULDER SIZING SCHEDULE

| BOULDER TYPE | MINIMUM SIZE (INCHES) | MAXIMUM SIZE (INCHES) |
|--------------|-----------------------|-----------------------|
| STANDARD     | 12 FT. (4.0 FT.)      | 4' (1.2 FT.)          |
| MINOR        | 9 FT. (3.0 FT.)       | 3' (0.9 FT.)          |



BOULDER SIZE VARIES REFERENCE PLANS

MAX. 2/3 BOULDER HEIGHT ABOVE GROUND, MIN. 1/22 HEIGHT TO ENSURE NO GAPS BELOW SPRINGLINE

BOULDER PLACED HORIZONTALLY

BOULDER PLACED VERTICALLY

UNDISTURBED SUBGRADE

NOTES

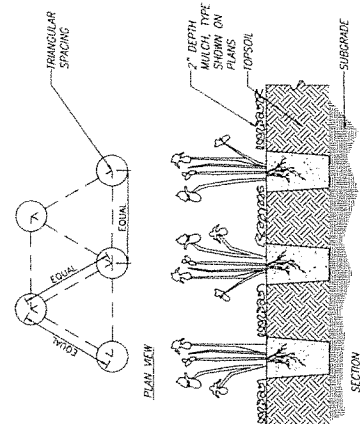
1. POSITION AND ORIENTATION OF PLACED ROCKS SHALL BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE

2. ROCKS SHOULD BE NO HIGHER THAN 24" ABOVE ANY ADJACENT GRADE

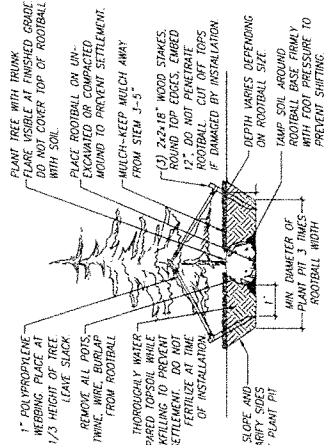
3. CIRCUMFERENCE REFERS TO THE LARGEST CIRCUMFERENCE OF THE BOULDER

4. HEIGHT IS MEASURED PERPENDICULAR TO AXIS USED FOR DETERMINING CIRCUMFERENCE

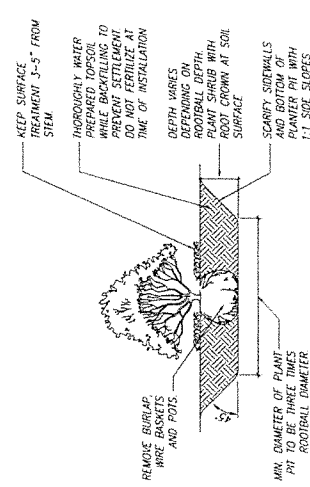
LANDSCAPE BOULDERS  
L2 SCALE: NTS



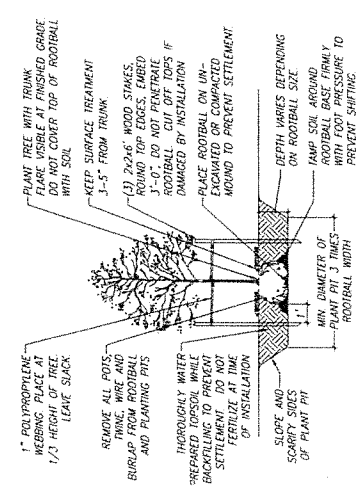
PERENNIAL PLANTING  
L2 SCALE: NTS



EVERGREEN TREE PLANTING-STAKED  
L2 SCALE: 1/4"=1'-0"



SHRUB PLANTING  
L2 SCALE: NTS



DECIDUOUS TREE PLANTING-STAKED  
L2 SCALE: NTS

2001 DAVE ROSE PARK  
PARKING LOT IMPROVEMENTS

DAVE ROSE PARK  
ANCHORAGE, ALASKA 99508

**LANDSCAPING DETAILS**

SCALE: NTS PER PLAN  
DATE: 01/20/01  
DRAWN: J. L. L. L.

Healthy  
Parks  
Healthy  
People

SHEET L2

Department of  
Parks and  
Recreation

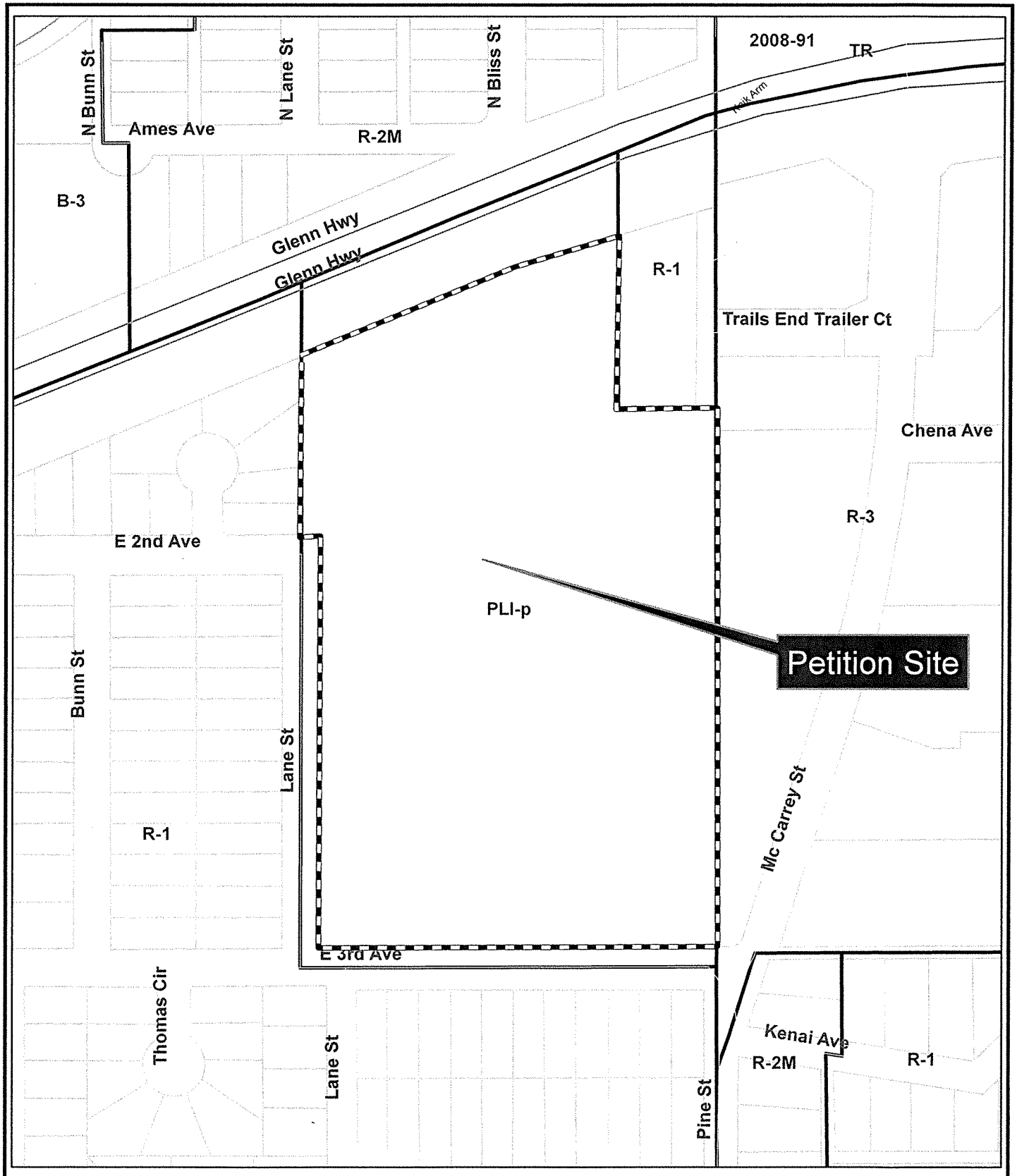
Municipality of  
Anchorage

SHEET L2

| NO. | REVISION                | DATE     | BY          | REV |
|-----|-------------------------|----------|-------------|-----|
| 1   | ISSUED FOR CONSTRUCTION | 01/20/01 | J. L. L. L. | 1   |

| NO. | REVISION                | DATE     | BY          | REV |
|-----|-------------------------|----------|-------------|-----|
| 1   | ISSUED FOR CONSTRUCTION | 01/20/01 | J. L. L. L. | 1   |

# 2012-0106



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