

**PLANNING DEPARTMENT
CURRENT PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW**

DATE September 17, 2021

CASE NO: 2021-0106

APPLICANT: Municipality of Anchorage Parks and Recreation

REPRESENTATIVE: The Boutet Company, Inc.

REQUEST: Administrative Site Plan Review for Parking Lot Expansion and Redevelopment at Dave Rose Park in the PLI-p Zoning District

LOCATION: Generally located east of Lane Street, south of Glenn Highway, west of McCarrey Street, and north of East 3rd Avenue

LEGAL DESCRIPTION: T13N R3W Section 15, Tract E2

COMMUNITY COUNCILS: Russian Jack Park

TAX NUMBER: 005-031-41-000

GRID: SW1236

RECOMMENDATION SUMMARY: Approval with Conditions

SITE

Area: ~14.89 acres

Vegetation: Open grassy areas for sports fields and trees on the perimeter of the fields and paved recreation areas

Zoning: Public Lands and Institutions-Park District (PLI-p)

Topography: Flat, aside from a small 10-foot sledding hill

Existing Use: Dave Rose Park

COMPREHENSIVE PLAN

Anchorage 2040 Land Use Classification: Park or Natural Area

East Anchorage District Plan Land Use Classification: Parks and Natural Resources

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2M	R-3	R-1	R-1
Land Use:	Single-Family and Two-Family	Compact Mixed Residential - Medium	Single-Family and Two-Family	Single-Family and Two-Family

PROPOSAL

The petitioner, Municipality of Anchorage Parks and Recreation, is requesting an administrative site plan approval for expansion and redevelopment of the existing parking lot at Dave Rose Park from 25 to 50 parking spaces. New amenities proposed to be added include the following: electrical outlet, vehicle gates, parking and a connection to the paved trail loop meeting access standards of the American Disabilities Act (ADA), portable restrooms, a bench, and improved trash receptacle. Anchorage Municipal Code (AMC) 21.05.040G.2.b., Use-Specific Standards for parks in the Anchorage Bowl requires an administrative site plan review for the parking lot expansion and redevelopment.

Kilikiti, or Samoan cricket, is a popular park activity on weekends. The Alaska Cricket Association hosts summer league play at Dave Rose Park. Kilikiti matches typically last all day and provide a chance for multigenerational family members to gather and share food between gameplay. Kilikiti teams typically have 20 players. With only 25 parking spaces in the Dave Rose Park parking lot, weekend kilikiti matches have resulted in traffic congestion. The expansion of the parking lot will help alleviate crowded parking and spillover parking into adjacent neighborhood streets.

Dave Rose Park is located at 201 Lane Street in the Russian Jack Park neighborhood and is surrounded by residential areas. The park is bounded at its north by the Glenn Highway, west by Lane Street and south by East 3rd Avenue. The existing parking lot is accessed with a single driveway from Lane Street. The park's nearly 15 acres include a playground that was renovated in 2016, a small sledding hill, picnic shelter, basketball court, and paved and lighted walking paths. It also has an athletic field that was converted in 2017 for playing cricket with Challenge Grant funds from the Anchorage Park Foundation. The new layout includes a 455 square-foot concrete pitch and a large circular field, which alleviates players from using plywood to construct a makeshift pitch.

AGENCY AND PUBLIC COMMENTS

No public comments were received and the Russian Jack Park Council did not provide comments. Agency and organizational comments are noted as follows:

Traffic Engineering, Anchorage Water & Wastewater Utility (AWUU), Right of Way - These agencies provided comments of non-objection or general comments supporting approval of the administrative site plan.

Addressing - Advisory Note: If the address of 201 Lane Street is not currently posted on a sign at the driveway entrance of the park, please add this to the work plan.

Watershed Management Services (WMS) - Contact WMS if plans change to reduce or eliminate the low impact development (LID) features of the development for water quality and water volume control.

Private Development - Submit to Private Development for review and approval a comprehensive site grading and drainage plan, including a suitable outfall, to solve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights-of-way. Ensure that post-development project runoff peak flow are limited to less than or equal to 1.05 times the pre-development runoff peak flow at all project discharge points. Required drainage improvements shall be designed in accordance with the municipality of Anchorage Design Criteria Manual Chapter 2.

Parks and Recreation Commission - Resolution No. 2021-05 enclosed in the application provided formal support for the proposed parking lot expansion and improvements. Rationale provided for the resolution's passage includes support from the Russian Jack Community Council, the popularity of weekend kilikiti matches leading to increased parking demand, and new amenities to be added to the parking lot.

FINDINGS

AMC 21.03.180F. Approval Criteria. An application for administrative site plan review shall be approved upon finding that the site plan meets all the following criteria:

- 1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;**

The standard is met.

An easement to access some sites in the Trails End Trailer Court is in the northeast corner of the petitioning parcel. The parking lot driveway at the western property boundary of the park on Lane Street will not impact this access easement in a different corner of the property.

The property is designated as Park or Natural Area in the *Anchorage 2040 Land Use Plan* and as Parks and Natural Area in the *East Anchorage District Plan*. The proposed upgrades are consistent with these land use designations. Dave Rose Park was previously known as Conifer Park until 2006. The *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan*, adopted in 2006, designates the property (then called Conifer Park) as a Community Use Park. Community Use Areas are, "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." The parking lot expansion is consistent with this park classification.

- 2. The site plan complies with all applicable development and design standards outlined 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;**

The standard is met.

The site plan complies with all development and design standards in Title 21. Applicable development and design standards are each reviewed separately in the remainder of the analysis for this approval criterion.

21.04.060E., Zoning Districts – PLI: Public Lands and Institutions District

The proposed upgrades to this existing park are in accordance with AMC 21.04.060E. The intent of the PLI District is to include major public and quasi-public uses and activities.

21.05.010E., Table of Allowed Uses – Other Districts

Parks are a permitted use in the PLI District denoted in the Land Use Table.

21.05.040G.2.a., Use Definition

The following definition of a public or private park is provided in Code:
An area that is predominately open space, reserved for and designed to be used principally for active and/or passive recreation, and/or to serve ecological and aesthetic functions; any area designated as park by the assembly.

The Anchorage Assembly has designated this parcel for park use. It is used for recreation and serves ecological and aesthetic functions. The petitioning parcel meets the use definition in Title 21.

21.05.040G.2.b., Use-Specific Standards

Use-specific standards for parks in the Anchorage Bowl require a site plan review for all development projects in municipal parks. If the project is less than \$500,000 or less and disturbs one acre or less of land, the site plan may be reviewed administratively.

21.06.020C., Table of Dimensional Standards: Other Districts

The proposed upgrades comply with dimensional standards for the PLI District per table 21.06-3, *Table of Dimensional Standards: Other Districts*, as follows:

Lot area: 6,000 square feet
Lot width: 50 feet
Lot coverage: 45%
Front setback: 25 feet
Side setback: 25 feet
Rear setback: 25 feet
Height: 45 feet

This site is 648,800 square feet (14.89 acres) and is approximately 659 feet in width. No structures will be placed within required setbacks and development is below the maximum lot coverage.

21.07 Development and Design Standards

21.07.020 Natural Resource Protection

The development is in accordance with AMC 21.07.020. Dave Rose Park does not have wetlands or water bodies, flood hazard areas, or steep slopes.

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

This standard could be met. The parking lot redevelopment will add biofiltration swales to improve the existing drainage system. The drainage must be designed in accordance with AMC 21.07.040 and with the Anchorage Stormwater Design Criteria Manual. Private Development provided comment requesting for review and approval a comprehensive site grading and drainage plan, which is a typical request of applicants given as a condition of approval. Snow storage is not necessary as the parking lot may be gated in winter and will not be plowed.

21.07.060 Transportation and Connectivity

Lane Street is designated as a local road in the *Official Streets and Highways Plan*. An additional driveway entrance will be added to the parking lot from Lane Street. The additional driveway and parking spaces are not expected to impede traffic flow. Traffic Engineering provided comments of non-objection to the approval of the site plan.

21.07.080 Landscaping

The parking lot expansion and redevelopment will require parking lot interior and perimeter landscaping.

21.07.080E.2.b. Parking Lot Perimeter Landscaping

Parking lots with 10 or more spaces associated with a nonresidential use must provide perimeter landscaping. L2 buffer landscaping is required where the parking lot abuts a residential district and L1 visual enhancement landscaping is required on all other sides of the parking lot perimeter. Therefore, L1 visual enhancement landscaping is required

where the western property boundary borders Lane Street and L2 buffer landscaping is required along the western property boundary that is immediately adjacent to the R-1 District. The plans indicate these areas and demonstrate that existing vegetation will be retained as possible and supplemented by new plantings. Planting bed widths and numbers of trees and shrubs are adequate to meet L1 visual enhancement or L2 buffer landscaping requirements. No proposed species for plantings are known to be invasive to Alaska.

21.07.080E.2.c. Parking Lot Interior Landscaping

Parking lots with 40 to 100 spaces must provide an area equal to at least five percent of the parking lot that is devoted to landscaping. The site plan shows an adequate area of interior landscaping to meet this requirement.

21.07.090 Off-street Parking and Loading

The development complies with standards for parking in 21.07.090. The parking lot will expand from 25 spaces to 50 spaces. Playfields are required to have a minimum of 25 parking spaces per field. There is no minimum parking space requirement for parks.

3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and

The standard is met.

The proposed parking expansion and redevelopment is not anticipated to result in adverse impacts to the surrounding area. Additional parking spaces at Dave Rose Park will relieve parking pressure on surrounding neighborhoods, particularly during weekend cricket matches. The parking lot redevelopment will also add electrical outlets, vehicle gates, screened portable bathrooms, and ADA parking as improved amenities.

No formal comment was submitted by the Alaska Cricket Association, but consultation with this group is noted in both the Parks and Recreation Commission Resolution No. 2021-05 and in the administrative site plan application narrative. The proposed parking lot expansion will support kilikiti games played at Dave Rose Park.

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

The standard is met.

This property is designated *Park or Natural Area* in the *2040 Land Use Plan (2017)*. The proposed redevelopment will add needed parking spaces and amenities to the existing Dave Rose Park and is consistent with the land use classification. The

project is consistent with Goal 8 Open Space and Greenways of the *2040 Land Use Plan* and *Policy 8.1: Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being*. The project is also consistent with the goal for Parks, Trails, and Recreation and with Policy 44 to design and build public improvements for long-term use within the *Anchorage Bowl Comprehensive Plan (2001)*.

The *East Anchorage District Plan (2014)*, an adopted element of the Comprehensive Plan, has a goal under the Environment Topic Area to, “1. *Ensure that there are parks, trails and open spaces that are easily accessible to residents throughout the community.*” Adding additional parking spaces and creating an ADA connection to the trail loop is consistent with this goal. Dave Rose Park is designated as “Parks and Natural Resources” in the *East Anchorage District Plan*.

The parking lot expansion and redevelopment are consistent with the Community Use designation in the *Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan (2006)*. The planned ADA connection to the existing walking pathway is consistent with Policy Statement 3 to provide a wide range of trail opportunities to accommodate varying abilities that is within the *Areawide Trails Plan (1997)*. The project is also consistent with the *Areawide Trails Plan* goal for a trail system with benefits of a sense of community and neighborhood, opportunities for people to interact, and recreation for people of all ages, abilities, and financial status. In addition, the project meets proposed Goals 2 and 4 for quality of life and safety in the *Draft Anchorage Metropolitan Area Transportation Solutions Non-Motorized Plan (draft released 2021)*.

DEPARTMENT DECISION

The Department APPROVES the Site Plan, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the administrative site plan application, narrative, and plans submitted to the Planning Division.

Dave Rose Park; prepared by The Boutet Company, Inc., 601 East 7th Avenue, Anchorage, AK 9518; dated July 15, 2021.

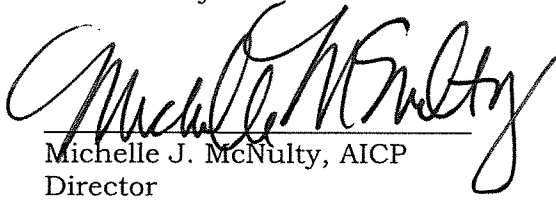
2. Submit to Private Development for review and approval a comprehensive site grading and drainage plan, including a suitable outfall, to solve the need for drainage easements and drainage improvements and to demonstrate that all post-development drainage patterns will not adversely impact adjacent properties or rights-of-way. Ensure that post-development project runoff peak flow are limited to less than or equal to 1.05 times the pre-development runoff peak flow at all project discharge points. Required drainage improvements shall be designed in accordance with the municipality of Anchorage Design Criteria Manual Chapter 2.

3. Contact Watershed Management Services if plans change to reduce or eliminate the low impact development (LID) features of the development for water quality and water volume control.
4. Add the site's address of "201 Lane Street" to the sign at the driveway entrance for Dave Rose Park to resolve comment from Addressing.
5. A notice of zoning action shall be filed with the State Recorder's Office to include the site plan. Proof of such shall be submitted to the Planning Department.

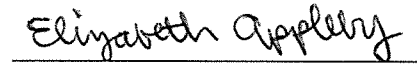
Advisory Comment: Consider the addition of bicycle parking where a bicycle wheel and frame could be securely locked without damage to the bicycle.

NOTICE OF APPEAL: This decision is final upon the date of this decision unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the petition site. If the appeal is filed timely, the Planning and Zoning Commission shall hold a public hearing at its next available meeting.

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Elizabeth Appleby, AICP
Senior Planner