

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 11-21-00

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: OCTOBER 17, 2000



Anchorage, Alaska
AO 2000-153

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-2M (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO R-O SL
(RESIDENTIAL-OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR MEDICAL PARK
SUBDIVISION, TRACT 2A; GENERALLY LOCATED WEST OF LAKE OTIS PARKWAY
AND SOUTH OF EAST 40TH AVENUE (EXTENDED).

(Tudor/University Area Community Council; Case 2000-138)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following
described property as R-O SL (Residential-Office District) with Special Limitations

Zone:

Tract 2A, Medical Park Subdivision (proposed Tract 3A, Medical Park
Subdivision per Preliminary Plat S-10597); consisting of approximately 2.04
acres as shown on Exhibit A (Planning and Zoning Commission Case 2000-
138).

Section 2. The zoning map amendment described in Section 1 above shall be
subject to the following special limitations:

- A. The Class "A" wetlands located along the western boundary of Tract 2A are dedicated as an open space buffer. The width of these wetlands varies between 90-feet and 130-feet. This open space buffer shall be kept in a natural, undisturbed state and permanently protected from development.
- B. Issuance of an applicable wetland permit from the Corps of Engineers is required. Development shall comply with any conditions of the permit.
- C. Hours of snow removal and parking lot maintenance shall be restricted to the hours between 5:00 AM and 10:00 PM.
- D. Parking lot lighting shall be of a design that does not permit lighting to glare onto adjacent residential properties.
- E. Vehicular access to Young Street from Tract 2A (proposed Tract 3A, Medical Park Subdivision per Preliminary Plat S-10597) is prohibited. If access to Tract 2A (proposed Tract 3A) from East 40th Avenue is

1 developed, a 10-foot buffer to prevent access to Young Street will be
2 constructed.

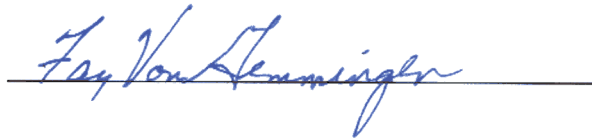
3 F. See amendment below.

4 Section 3. The Director of the Planning Department shall change the zoning
5 map accordingly.

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7 Section 4. The ordinance referenced in Section 1 above shall become effective
8 10 days after the Director of the Planning Department has determined that the
9 special limitations set forth in Section 2 above have the written consent of the owners
10 of the property within the area described in Section 1 above. The Director of the
11 Planning Department shall make such a determination only if he/she receives
12 evidence of the required consent within 120 days after the date on which this
13 ordinance is passed and approved.

14
15 PASSED AND APPROVED by the Anchorage Assembly this 21st day
16 of November, 2000

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ATTEST:


Municipal Clerk

(2000-138)
(Tax ID. No. 009-111-92)

The Assembly added a new paragraph F, to Section 2 to read:

F. A 10 foot buffer landscaping be added along the north and west boundaries to include conifer trees. Natural vegetation shall be retained wherever possible.



November 20, 2000

Municipality of Anchorage Assembly
P.O. Box 196650
Anchorage, AK 99519-6650

RE: Lake Otis Medical Plaza
Rezoning to R-OSL, file 2000-138

Dear Assembly Members:

We appreciate your consideration of the motion to approve rezone of Tract 2A, Medical Park Subdivision from R-2M to R0-SL. This re-zone has an extensive history. As designers for the project, we have strived to develop a design solution that is harmonious with the surrounding neighborhood. It has also been a priority to protect the adjacent wetlands from erosion, degradation of water quality and loss of habitat.

These efforts led the Planning and Zoning Commission to unanimously vote approval for the re-zone on August 7, 2000. MOA Community Planning and Development supported this rezone, with the stated special limitations (see resolution 2000-138).

During several meetings with the neighborhood, we learned of four key concerns:

- Buffer space (especially on the north and east) to minimize noise and other impacts
- Parking lot lighting glare
- Wetlands preservation and impact mitigation
- Traffic impacts

It may be helpful to acquaint you with some of the efforts made to address each of these. Note key elements of the agreed upon solutions are formalized in the Special Limitations.

From the beginning, the design team has recognized the importance of involving concerned Public and Private entities in the proposed development. For example when design commenced we called the Anchorage Waterways Council to inform them of the project, and invited them to help us find the best design solution.

Examples of Public Process involvement include:

- a) Site meeting with Anchorage Waterways Council, April, 2000.
- b) Meetings with the Tudor Area Community Council, April and May 2000. At their May meeting, the Tudor Area Community Council passed a resolution commending the Lake Otis Medical Plaza efforts to preserve area around the Class "A" wetlands within the property, and work with the Council to address their concerns.
- c) Site meetings with neighbors, April, 2000

- d) Site meeting with State of Alaska, Dept of Fish and Game, Habitat and Restoration Division, April, 2000.
- e) Design review meetings, MOA Community Planning and Development, April through June, 2000.
- f) Design review meetings, MOA Public Engineering, May through July, 2000.
- g) On-going site meetings and reviews with USACOE, June through August, 2000.
- h) Attendance at a Nov. 13 meeting with a variety of interested parties including neighborhood representatives, chaired by Assemblyman Doug Van Etter.

At this Nov. 13 meeting we again addressed each of the four key concerns. A brief summary of the design actions taken to address each follows:

Buffer Space:

- a) The buffer along the western boundary of the Tract 2A varies between 90 and 130 feet in width and is contiguous with mapped Class "A" wetlands. As part of the wetlands designation, this open space buffer is permanently protected from development and must be kept in its natural, undisturbed state. This is a huge buffer compared to other commercial developments adjacent to residential uses.
- b) At the August 7, 2000 P & Z Public Hearing, the Design Team and neighbors from the surrounding area agreed that a 6' decorative fence would not be required since it would interfere with recharging the wetlands and would not appreciably reduce noise from the site. The buffer/wetland area is heavily foliated with deciduous and native wetland plant species. The width of the buffer (90-130 feet) combined with the average distance between the building/parking and adjacent residential uses (175-210 feet) offer a great degree of insulation from noise on site.
- c) The Owner accepted a Special Limitation of the rezone to limit hours of parking lot maintenance and snow removal to the hours between 5:00am and 10:00pm.

Lighting:

- a) Site lighting is of the type that does not glare onto adjoining residential property. Fixtures aim down, not sideways. The Design Team has gone further - by integrating the site lighting into the building direct digital control (DDC) system, the parking lot lights can be programmed to turn off at a specified time, say 11:00PM. Note this requirement is formalized by a Special Limitation of the rezone.

Wetlands Mitigation:

- a) The proposed snow stockpile areas were selected to allow aquifer recharge of the wetlands, as suggested by regulatory agencies. Biofiltration swales will act as a filter prior to run-off entering the Class "A" wetlands.
- b) Stockpiled snow will not exacerbate flooding. Under current conditions, the snow pack melts quickly during peak thaw periods, increasing flooding potential. Stockpiled snow will melt more slowly, dampening peak flows to the wetlands and flood plain.
- c) The Owner has indicated a willingness to maintain the parking area by sweeping dirt, oil and debris to alleviate any potential contamination of the wetlands. The Owner has further indicated a willingness to haul the first snow of the season to carry away any parking lot contaminants with the first snow of each season.

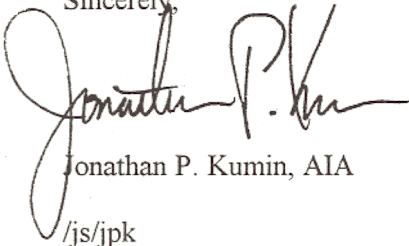
- d) The Developer and Contractor have agreed to provide mitigation that would enhance the natural beauty and vitality of Fish Creek and the surrounding Class A and unclassified wetlands. Landscaping enhancements of native species have high habitat value and are included for the mitigation of the filled unclassified wetlands on Tract 2A. Bank stabilization and streambed restoration are included in the mitigation plan. The total value of all mitigation enhancements is in excess of \$17,000.

Traffic Impact:

- a) As a Special Limitation of the rezone resolution, vehicular access to the surrounding neighborhood via Young Street and 40th Avenue was forbidden. Traffic Engineering determined that road improvements were not needed as long as vehicular right of entry is prohibited from accessing 40th Avenue. A note was placed on the plat to prohibit any physical connection to Young Street, if at a later date East 40th Avenue is developed.
- b) As required by Traffic Engineering, the developer will be responsible for improvements to East 42nd Avenue to improve the efficient flow of traffic and for emergency vehicle access, including the construction of a temporary turnaround at the west end of the street.
- c) Due to the existing traffic load in the Tudor/Lake Otis vicinity, Traffic Engineering determined that a TIA specifically for this site would not be required. Traffic Engineering determined that additional impact from this site to the over 20,000 vehicles per day on Lake Otis Parkway would be negligible.
- d) The design team took a proactive approach in the design to ease ingress and egress to the site. These methods include combining access with the existing medical building on Tract 1 and adding additional turn lanes from the site. MOA Traffic Engineering has indicated that no improvements to Lake Otis Parkway are needed to mitigate the negligible amount of additional traffic generated by the proposed development.

Efforts by the design team have focused on a design solution with minimal impact to the neighborhood and the adjacent wetlands. The Planning and Zoning Commission recognized this with their unanimous vote for approval. We and would be happy to address any specific concerns you may have.

Sincerely,



Jonathan P. Kumin, AIA

/js/jpk

cc: Greg Romack, Davis Constructors
James Rooney, R & M Consultants
Elise Huggins, Earthscape