

Eagle River Cemetery Site Selection Study

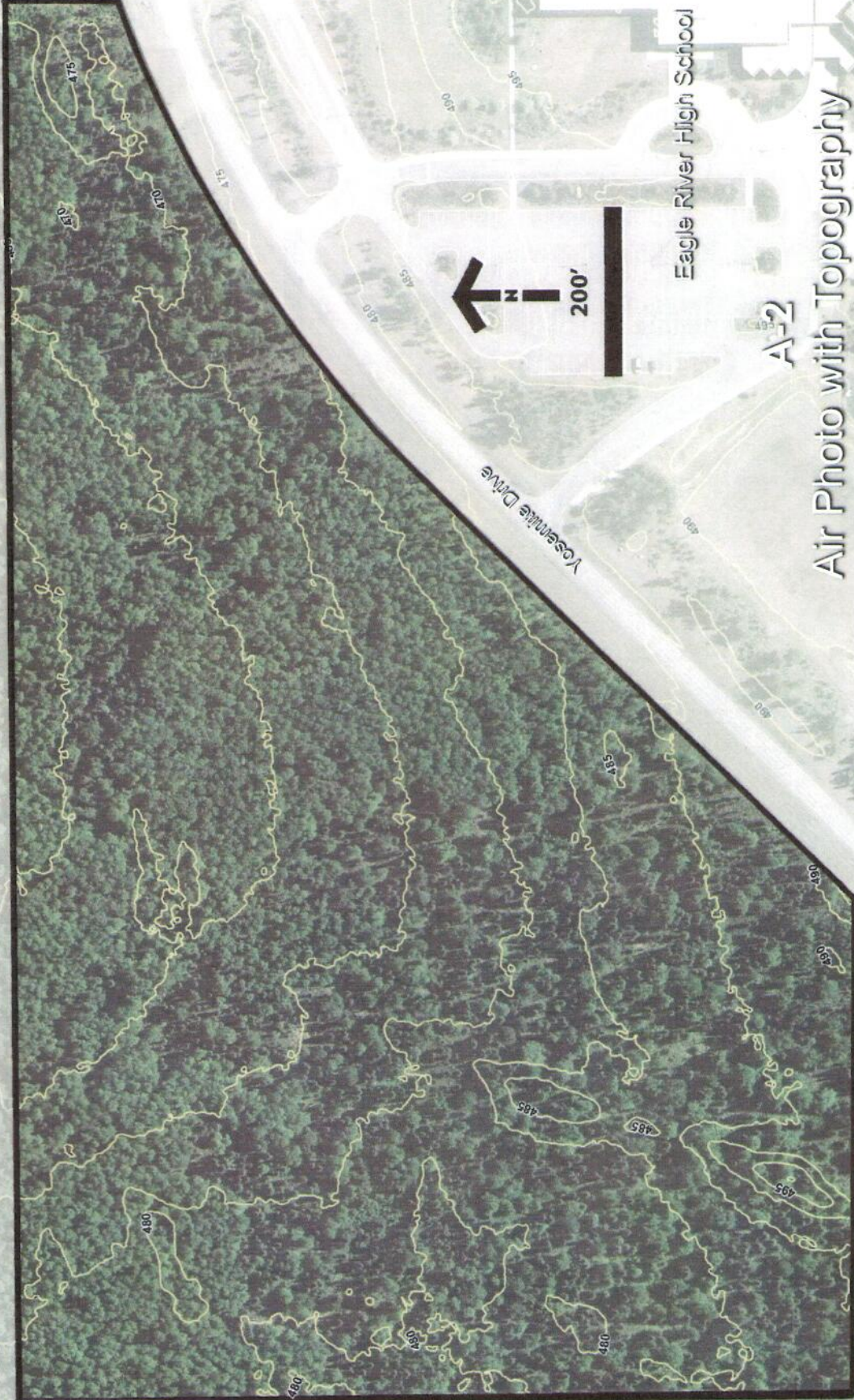
- Site Options and Preferred Sites
 - Analysis of Preferred Sites
- Site Utilization and Capacity Studies

February 4, 2021

Municipality of Anchorage
Heritage Land Bank

The Boutet Company

Jack Goodnoe — Cemetery Planning & Design



A-2
Air Photo with Topography

Eagle River High School

Hiland Mountain Correctional Center



Total Buildable Acres = 17.6 acres
 Total Capacity = 17,600 Full Body Burials

Jack Soodance - Cemetery Planning & Design

A-2 Phasing Plan and Site Capacity

A-2

Phase 1
7.7 acres
7,700 FB
Burials



@ 25 Burials/yr.
1 acre =
40 years of burial

E-4

Phase 1
5.3 Acres
5,300 FB
Burials



A-5

Phase 1
7.6 Acres
7,600 FB
Burials



E-5

Phase 1
13 Acres
13,000 FB
Burials



TABLE 1

**Chugiak - Eagle River Cemetery
Site Selection Criteria Comparison Summary - MOA Properties**

+ = Known Positive
 - = Known Negative
 * = Additional Information Needed

A-2 

A-5 

	Site A-1:	Site A-2:	Site A-3:	Site A-4	Site A-5:
Site Feasibility					
Parcel ID	051-361-500-00	060-031-39-000	051-011-52-000	051-011-44-000	051-011-69-000
Location	+ Harry McDonald Rd.	+ Yosemite Dr.	+ Camp Gorsuch Rd. (S)	+ Paradis Ln.	+ Mirror Lake Middle School
Ownership	+ MOA	+ MOA	+ MOA	+ MOA	+ MOA
Zoning	+ CE-PLI	+ CE-PCD	+ CE-PLI	+ CE-PLI	+ CE-PLI
Existing Use	+ Vacant	+ Vacant	* Edmonds/Mirror Lake Park	* Edmonds/Mirror Lake Park	* Edmonds/Mirror Lake Park
Adjacent Use	+ CE-B3, CE-PLI	+ CE_PLI, CE-PCD	+ CE-R7, CE-PLI, WS	+ CE-PLI, CE-R6	+ CE-TR, CE-PLI
Size (acre)	+ 29	+ 25	+ 38	+ 28	+ 235
Vehicular Access	+ Harry McDonald Rd.	+ Yosemite Dr.	+ Camp Gorsuch Rd.	+ Paradis Ln.	+ Paradis Ln.
Topography	+ Suitable	+ Suitable	* Approximately 25 suitable acres. Slopes north of Camp Gorsuch Rd leading to Edmonds Lake are unsuitable.	- Approximately 18 suitable acres. Slopes south of Paradis Ln are unsuitable.	+ Suitable
Positive Drainage/ Wetlands	+ No known flood hazard, wetlands or drainage issues	+ No known flood hazard, wetlands or drainage issues	* 1.5 ac within 100-yr flood area along Edmonds Lake.	- 5 ac within 100-yr Flood area along Edmonds Lake/Creek, 1.25 ac "A" wetlands along Edmonds Creek	* Edmonds Creek & Mirror Creek flow through the parcel. 12 ac "A" wetlands along Edmonds Creek, 17 ac "B" wetlands in near north P.L., 6 ac "B" wetlands between Edmonds Creek/ Mirror Creek, 1.5 ac "C" wetlands near S.E. corner.