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

MEMORANDUM

Date:	July 9, 2020
To:	Parks & Recreation Commission
From:	Parks & Recreation Department
Subject:	PRC 20-12: Renewal of Permit for Telecommunications Tower in Kincaid Park

PROPOSAL & BACKGROUND

Alaska Wireless Network, LLC (AWN), a subsidiary of GCI, Inc., is requesting an extension of a Revocable Use Permit to continue to operate a telecommunications tower in Kincaid Park. The proposed new term would begin in Sept. 2020 and end Sept. 2021, with two one-year options to extend. The initial annual payment would be $11,480, with 3% annual increases following.

The Municipality of Anchorage in 2016 granted the revocable use permit and related easements to AWN for construction and operation of the tower. The initial one-year permit included three one-year options to extend, with the final period ending in Sept. 2020.

Under the permit, AWN built a 45-ft.-tall tower located on a hill approximately 600 feet south of the Kincaid Outdoor Center, near the soccer stadium. The tower was designed to carry multiple antennas for multiple carriers, and was modified to simulate an evergreen tree to reduce visual obtrusiveness. The grant also provided for a 3600-sq.-ft. area around the tower for a fenced equipment area and landscaping. Existing construction includes a retaining wall at the southeast corner of the site.

The permit was granted to facilitate upgrades to wireless telecommunications at Kincaid Park and vicinity to improve emergency service for safety, in particular, and convenience for park users. The new tower has been able to replace and consolidate multiple smaller facilities.

Background information related to the Assembly authorization of the permit and easements is attached, including the May 2016 Parks & Recreation Commission Resolution (Res. No. 2016-12).

Currently, service quality and reliability varies depending on the carrier and does not appear improved for all users.

The Parks & Recreation Department is not aware of complaints about the tower and operation. Nevertheless, the Department believes that future changes to the facility should not further diminish its visual character and reasonable efforts should be made to maintain or enhance the visual compatibility

with the park environment. Efforts may include restoration or enhancement of tower camouflage, and installation of perimeter landscaping.
The following comments/concerns regarding the current installation are noted:

- Reduced effectiveness of the tower camouflage as a result of the size and number of antennas now attached to the tower, and apparent deterioration of the camouflage material itself.
- Lack of screening/enhancement landscaping around the fence as originally proposed.
- Electrical equipment outside rather than within the fenced area as originally proposed.
- Beacon on the tower whereas originally a beacon was determined not necessary.

DEPARTMENT RECOMMENDATION

Parks and Recreation staff requests the Commission concur with renewal of the revocable use permit for the telecommunications tower and related facilities for one year with options for two one-year extensions, in conformance with original terms as applicable, and subject to the condition that the number or size of antennas shall not be increased without demonstrating adequate measures to maintain or enhance the visual character of the tower and facility.

Attachments:
- AO 2016-87

Cc: Tiffany Briggs, MOA Real Estate Department
AWN, LLC

Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519

PRC Resolution No. 2020-10 Proposed Renewal of Revocable Use Permit for a Telecommunications Tower at Kincaid Park

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, AWN, LLC, was granted a Revocable Use Permit in 2016, along with related easements, to construct and operate a telecommunications tower in Kincaid Park significantly for the purposes of improving wireless communications, thereby increasing safety and convenience for park users; and

WHEREAS, the tower was specifically designed and intended to be visually compatible to the extent possible with the character of the surrounding park, and additions to the tower may limit the effectiveness of the “stealth” design; and

WHEREAS, the original Permit and authorized extensions end in September 2020; and

WHEREAS, AWN, LLC, has requested a renewal of the Permit to continue operation of the tower for an additional year with options for two additional one-year extensions; and

WHEREAS, the Parks and Recreation Commission finds that the tower has resulted in improved wireless service for many park users and continued service as requested would be likewise beneficial; and

WHEREAS, the tower and related installation should be maintained in a condition to remain visually and aesthetically compatible with the surrounding park land; now, therefore

BE IT RESOLVED that the Anchorage Parks and Recreation Commission supports the request to renew the Revocable Use Permit for one year with options for two additional one-year extensions, subject to original terms as applicable and a condition that the number or size of antennas shall not be increased without demonstrating adequate measures to maintain or enhance the visual character of the tower and facility.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 9th day of July, 2020.

_____
Chair
Parks and Recreation Commission

ATTEST:

_____
Josh Durand, Director
Parks & Recreation Department

Municipal Clerk's Office
Approved
Date: 08/23/2016

Submitted by: Assembly Chair at the Request of the Mayor
Prepared by: Real Estate Department
For reading: July 26, 2016

ANCHORAGE, ALASKA
AO No. 2016-87

AN ORDINANCE AUTHORIZING THE DISPOSAL BY NON-EXCLUSIVE UNDERGROUND TELECOMMUNICATION AND ELECTRICAL EASEMENTS AND A REVOCABLE USE PERMIT IN THE DEDICATED KINCAID PARK TO ALASKA WIRELESS NETWORK, LLC FOR THE INSTALLATION AND OPERATION OF TELECOMMUNICATION EQUIPMENT IN KINCAID PARK, LEGALLY DESCRIBED AS SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W POINT CAMPBELL SUBDIVISION (PID 010-411-12).

WHEREAS, the Municipality of Anchorage (MOA) proposes to grant to Alaska Wireless Network, LLC (AWN) non-exclusive, underground Telecommunication and Electrical Easements for fiber-optic cable installation and operation on municipal land in the dedicated Kincaid Park legally described as SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W Point Campbell Subdivision (PID 010-411-12); and

WHEREAS, MOA proposes to grant to AWN a Revocable Use Permit for a cellular tower, antenna, and related equipment facilities on municipal land in the dedicated Kincaid Park legally described as SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W Point Campbell Subdivision (PID 010-411-12); and

WHEREAS, the proposed non-exclusive underground Telecommunication and Electrical Easements and the Revocable Use Permit do not significantly impair the fee simple interest of the Municipality or significantly impact the benefit of the land to the public for public park use, and therefore are without substantial value to the Municipality; and

WHEREAS, the proposed non-exclusive, underground telecommunication and electrical easements and Revocable Use Permit are in the best interest of the Municipality and park users; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The MOA is hereby authorized to grant the non-exclusive underground Telecommunication and Electrical Easements to AWN for fiber-optic cable installation and operation on a municipal parcel in the dedicated Kincaid Park legally described as SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W Point Campbell Subdivision (PID 010-411-12).

Section 2. The MOA is hereby authorized to grant a Revocable Use Permit to AWN for the cellular tower, antenna, and related equipment facilities on a municipal parcel in the dedicated Kincaid Park legally described as SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W Point Campbell Subdivision (PID 010-411-12).

Section 3. The non-exclusive underground Telecommunication and Electrical Easements and Revocable Use Permit are found to be without substantial value to the Municipality, and do not require a public vote.

Section 4. This Ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of August, 2016.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2016-87

Title: **AN ORDINANCE AUTHORIZING THE DISPOSAL BY NON-EXCLUSIVE UNDERGROUND TELECOMMUNICATION AND ELECTRICAL EASEMENTS AND A REVOCABLE USE PERMIT IN THE DEDICATED KINCAID PARK TO ALASKA WIRELESS NETWORK, LLC FOR THE INSTALLATION AND OPERATION OF TELECOMMUNICATION EQUIPMENT IN KINCAID PARK, LEGALLY DESCRIBED AS SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W POINT CAMPBELL SUBDIVISION (PID 010-411-12).**

Sponsor: **MAYOR**
Preparing Agency: Real Estate Department
Others Impacted: Parks and Recreation Department

CHANGES IN EXPENDITURES AND REVENUES:	**(In Thousands of Dollars)**				
	FY16	**FY17**	**FY18**	**FY19**	**FY20**
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES:	**$ 3**	**$ 10**	**$ 11**	**$ 11**	**$ 7**
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The proposed telecommunication and electrical easements and Revocable Use Permit for fiber-optic cable spurs to municipal facilities and 45' high stealth monopine cell tower with radiotelephone antennas and communication equipment will promulgate consistent cell phone coverage and internet services which will increase safety and security for park users and first responders.

PRIVATE SECTOR ECONOMIC EFFECTS:

The proposed telecommunication and electrical easements and Revocable Use Permit for fiber-optic cable spurs to municipal facilities and 45' high stealth monopine cell tower with radiotelephone antennas and communication equipment will promulgate consistent cell phone coverage and internet services which will increase safety and security for park users and first responders.

Prepared by: Real Estate Department Telephone: 343-7534

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 505-2016

Meeting Date: July 26, 2016

From: **MAYOR**

Subject: **AN ORDINANCE AUTHORIZING THE DISPOSAL BY NON-EXCLUSIVE UNDERGROUND TELECOMMUNICATION AND ELECTRICAL EASEMENTS AND A REVOCABLE USE PERMIT IN THE DEDICATED KINCAID PARK TO ALASKA WIRELESS NETWORK, LLC FOR THE INSTALLATION AND OPERATION OF TELECOMMUNICATION EQUIPMENT IN KINCAID PARK, LEGALLY DESCRIBED AS SE1/4 S1/2 NE1/4 SE1/4 NW1/4 E1/2 SW1/4 SEC6 T12N R4W POINT CAMPBELL SUBDIVISION (PID 010-411-12).**

Alaska Wireless Network, LLC (AWN) is requesting to install and operate a 45-foot high stealth "monopine" cell tower with radiotelephone antennas and communication equipment to be located on the Soccer Knoll at Kincaid Park, along with installing the associated fiber optic cable (Appendix A). A Revocable Use Permit and two (2) non-exclusive underground Telecommunication and Electrical Easements would be needed for the requested installation and operation.

The proposed location for the permitted area currently does not have specific park utilization plans and should not impact the public's use of Kincaid Park. The fiber optic cable will be installed underground from the corner of Jodhpur and Kincaid Road to the Chalet area within an existing non-exclusive Telecommunication and Electrical and Telecommunications Easement to Raspberry Road, and along Raspberry Road (Appendix B), posing minimal interference in the public's use and enjoyment of the park.

The lack of quality and consistent cellular telephone coverage and internet services has become a safety and security issue for park users and first responders in this large park. The proposed tower and fiber optic cable would accommodate co-location of the three major carriers currently serving the Anchorage area, would create coverage for the entire park, and would bring high-speed internet to the two main facilities. After the proposed installation is complete, the permits for the current 'Cell on Wheels' (COWs) and most other telecommunication facilities would not be renewed.

On May 2, 2016, the Sand Lake Community Council voted unanimously in support of the installation of a central, consolidated cell tower in Kincaid Park that would bring fiber optic cable internet to the chalet while eliminating the COWs and miscellaneous antennas in the park (Appendix C).

On May 12, 2016, the Parks and Recreation Commission approved PRC Resolution 2016-12, recommending the Assembly approve a Revocable Use Permit for the Cellular Tower, Antenna and Related Equipment at Kincaid Park (Appendix D).

While the majority of the underground fiber optic cable will be installed in an existing telecommunication easement or within the Raspberry Road right-of-way, two (2) non-exclusive telecommunication and electrical easements will be needed to service the proposed stealth tower, the Chalet, and the Wax Bunker (Appendix E).

Kincaid Park is a dedicated municipal public park. For the Assembly to grant the non-exclusive underground telecommunication and electrical easements and revocable use permit requested by AWN without a public vote, the Assembly must find the permit and easements are without substantial value to the Municipality.

Section 10.02(8) of the Charter directs that an ordinance conveying "an interest in real property dedicated to public park" is valid only upon approval by a majority of those voting on the question at an election. The Charter defines an "interest in lands" to mean "any estate in real property or improvements thereon excluding revocable permits or licenses, rights-of-way, or easements which the assembly finds to be without substantial value to the municipality." Charter § 17.13(e) (emphasis added). A revocable permit or an easement without substantial value is therefore not an "interest in land" to which the public-vote requirement attaches.

Substantial value is not defined in Charter. Historically, two factors have been examined in determining substantial value: (1) the impairment to the fee or use of the Municipality's interest in land, and (2) the impairment or loss of use by the public. This examination is not necessarily based on monetary value, but is grounded in impairment. An example of this might be a non-exclusive underground utility easement with little or no impact on the Municipality's fee interest or the public's use of the dedicated park land, yet perhaps with substantial monetary value attaching to the conveyance.

In 2015, the Assembly approved a code provision through which it declared that it deems certain transactions to be *per se* "without substantial value." AMC 25.30.020C. now provides that:

> Revocable permits or licenses, rights-of-way or easements are deemed to be without substantial value to the municipality if the agreement meets the following conditions:
>
> 1. The stated value to the municipality for the term of the agreement is $50,000.00 or less;

2. The term of the agreement is for one year or less; and
3. If a structure or improvement is authorized, it must be removable within 30 days of termination of the agreement.

The Code provision operates as a kind of pre-authorization for small projects; it does not preclude the Assembly from finding that a conveyance is without "substantial value," despite the fact that it may not strictly fall within the pre-authorization standards of AMC 25.30.020C.

AMC 25.30.020C. may provide a useful point of comparison, however.

In the current matter, AWN agrees to pay fair market value, less the credit for the installation of cable to the Chalet and Wax Bunker, by way of a monthly Revocable Use Permit fee for placement of its equipment in the park. The terms and conditions of the Revocable Use Permit include, but are not limited to, the following:

Permittee:	AWN
Permit Area:	60 X 60 feet (3,600 square feet), with a 40 X 40 foot equipment area that will accommodate the pole base structure and three metal equipment sheds. The remaining area around the concrete pad will be reserved for fencing and landscaping (Appendix F).
Fee:	$850 per month.
Term:	One (1) year; upon mutual consent of the parties, the permit may be renewed for up to three (3) additional one-year periods, with the increased fee adjustment of 3% prior to each annual renewal.
Termination:	MOA may terminate without cause with thirty (30) days written notice; Permittee must remove all equipment and repair, if necessary, and return the site to its original condition.

The Revocable Permit in this matter may fall within the safe harbor parameters of AMC 25.30.020C. The associated non-exclusive utility easements, are perpetual, but could be vacated or relinquished, if the utilities are ever removed in the future.

It is important to note that for permits, licenses, or easements that do not fall within the parameters of this safe harbor, the Assembly retains the right and duty to make a determination of substantial value, typically viewed as whether the proposed conveyance substantially impairs the Municipality's fee interest or the public's use of the land.

In this case, the requested permit is for a one-year term and the Municipality may terminate at any time. The proposed location of the cell tower should pose minimal interference with the public's use of the park as this location is not designated in any park planning documents for future park uses. The telecommunication and electrical easements, while perpetual, will be underground and should not impair the public's enjoyment of the park.

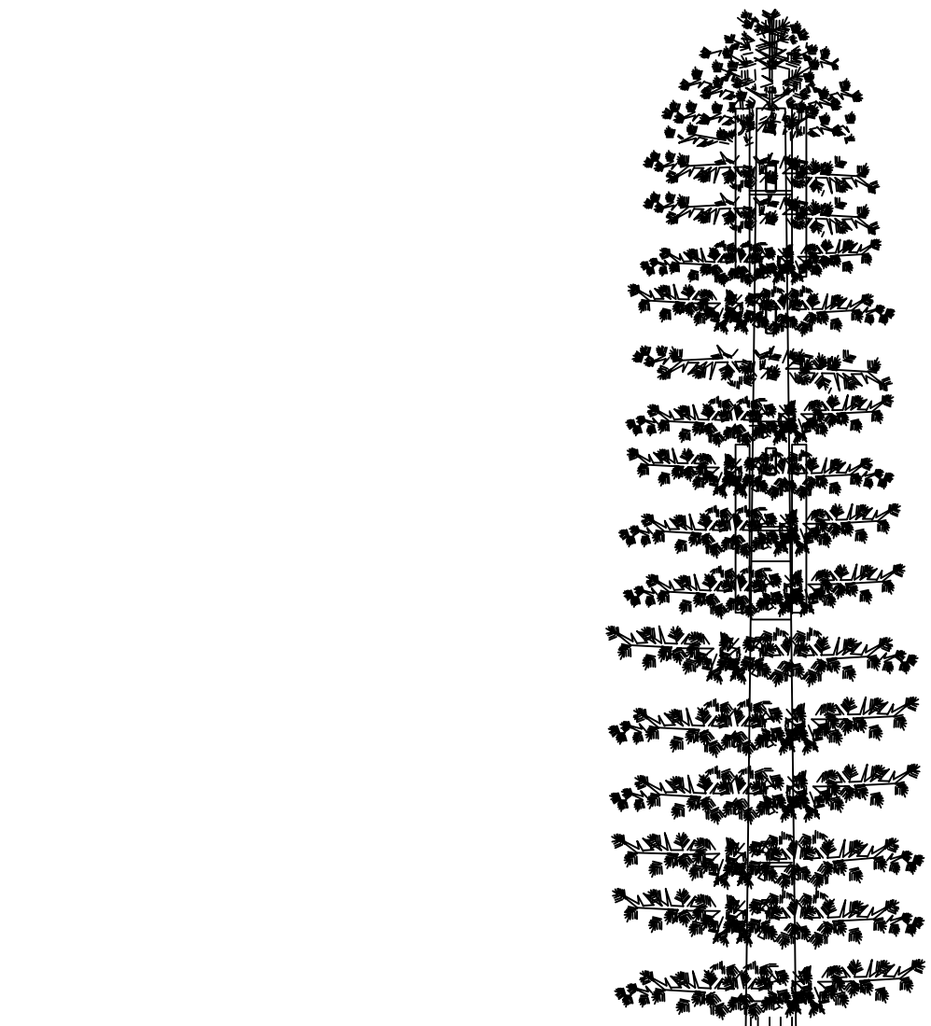
THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Real Estate Department
Approved by:	Tammy R. Oswald, RED Director
Concur:	Christopher M. Schutte, OECD Director
Concur:	John Rodda, Parks and Recreation Director
Concur:	Lance Wilber, OMB Director
Concur:	Robert E. Harris, CFO
Concur:	William D. Falsey, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted:	Ethan A. Berkowitz, Mayor

Appendices:

- Appendix A: Cellular Monopine Tower
- Appendix B: Site Map
- Appendix C: Sand Lake Community Council Resolution
- Appendix D: Parks & Recreation Commission Resolution 2016-12
- Appendix E: Underground Telecommunication and Electrical Easements
- Appendix F: Revocable Use Permit Area

Appendix A



TOP OF PROPOSED BRANCHES
ELEV. 45'-0" AGL

TOP OF PROPOSED STEEL
ELEV. 42'-0" AGL

℄ OF PROPOSED GCI & OTHER CARRIER ANTENNAS
ELEV. 40'-0" AGL

NOTE:
PROPOSED ANTENNAS AT
40'-0" AGL SHALL CONSIST OF
(2) TOTAL CARRIERS
(GCI & "OTHER CARRIER")

℄ OF FUTURE CARRIER ANTENNAS
ELEV. 30'-0" AGL

PROPOSED 45'-0" TALL
MONOPINE (BY GCI)

PROPOSED 8' TALL
WOOD FENCE
(SEE SHEET F1)

FINISH GRADE
ELEV. 0'-0" AGL
(311.70' AMSL)

TOWER ELEVATION

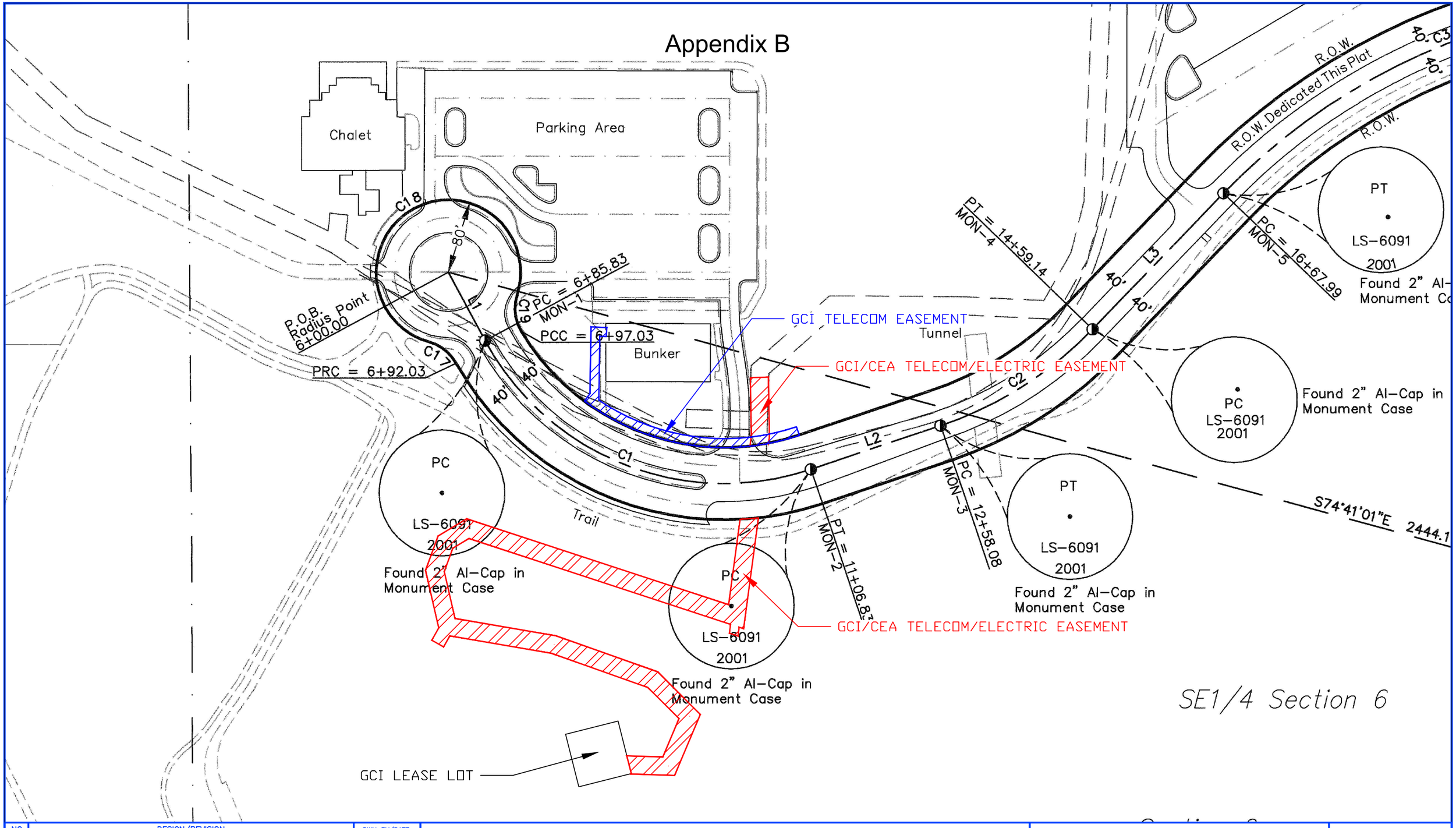
0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Appendix B



NO.	DESIGN/REVISION	DWN BY/DATE
1	DESIGN	WW / 6-21-2016

PROPOSED KINCAID PARK EASEMENTS
(R/W PLAT DETAIL)

DRAWING NAME: ER12415 Kincaid Fiber-WO.dwg | DRAWING SCALE: 1:100 | SHEET: 1 OF: 2

DISCLAIMER:
THIS DESIGN DRAWING IS PROVIDED BY GCI FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED SOLELY UPON FOR THE DESIGN, ENGINEERING, AND CONSTRUCTION OF THE HEREIN DESCRIBED ITEM. CARE SHALL BE TAKEN TO ENSURE THE HEREIN DESCRIBED ITEM IS CONSTRUCTED FOLLOWING ALL JOB SPECIFIC ENGINEERING REQUIREMENTS, ALL APPLICABLE SAFETY AND CONSTRUCTION CODES, AND ANY PERMIT SPECIFIC REQUIREMENTS. FURTHERMORE, GCI MAKES NO WARRANTY AS TO THE ACCURACY OF THIS DOCUMENT AND ACCEPTS NO LIABILITY FOR ITS USE.

GCI COMMUNICATION CORP
5151 Fairbanks Street
Anchorage, Alaska
99503

Appendix C

May 12, 2016

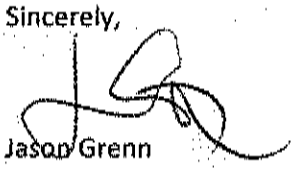
To whom it may concern:

The Sand Lake Community Council wishes to express our support for installation of a central, consolidated cell tower in Kincaid Park that would bring fiber optic internet to the chalet and eliminate the "Cell on Wheels" and misc. antennas through the park.

After a presentation by the Heritage Land Bank at our May council meeting, members of our council voted unanimously in support of this project. The residents in our area and everyone that utilizes Kincaid Park looks forward to the benefits this development.

Please feel free to contact me if you have any questions.

Sincerely,



Jason Grenn
President, Sand Lake Community Council

Appendix D

Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519

Healthy Parks Healthy People

RESOLUTION NO. 2016-12

Request for Revocable Use Permit for Cellular Communications Tower, Auxiliary Equipment, and Utility Related Easements at Kincaid Park

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, GCI Communications Corp. has requested permission to install cellular communications equipment including tower up to 50 feet in height above ground, and related facilities , to accommodate up to three service providers and underground utility connections that may require easements, at Kincaid Park; and

WHEREAS, the proposed equipment is intended to improve emergency service communication as well as other telecommunication capability; and

WHEREAS, the Parks and Recreation Department desires to improve safety and security for park and trail users by means which include improved telecommunications capability for first responders as well as other members of the public; and

WHEREAS, Kincaid Park is a large park offering developed recreation facilities as well as significant areas of undeveloped natural character, and additions to the park should respect the environment of the park and complement rather than diminish the visual character of the park; therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission concurs with issuance of an annual, temporary, revocable permit for the proposed tower, antennas, and related equipment for up to three carriers, as well as authorizing utility easements as necessary to operate the equipment, to improve communications at Kincaid Park, in particular for emergency response, subject to the following conditions:

1. The Permittee shall minimize cutting of trees and other site disturbance, and shall install additional planting and/or other screening to mitigate visual and site impacts if determined appropriate and approved by the Parks and Recreation Department.

2. The Permittee shall use the least obtrusive tower design, or an aesthetically pleasing design approved by staff to complement the park environment. The Parks Dept. believes that the least obtrusive tower design as presented would be the simulated "pine tree."

3. The Permittee shall agree to remove equipment upon reasonable notice and restore the site to the Department's satisfaction, and shall agree to other reasonable terms in the interest of the Municipality.

4. The Permittee shall pay appropriate fees, including administrative costs, fair market value, use fee and/or other compensation on basis determined by the Municipality.

Appendix D

5. The Permittee shall be responsible for obtaining any and all other required federal, state, and local permits and approvals for the proposed project.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 12th day of May, 2016.

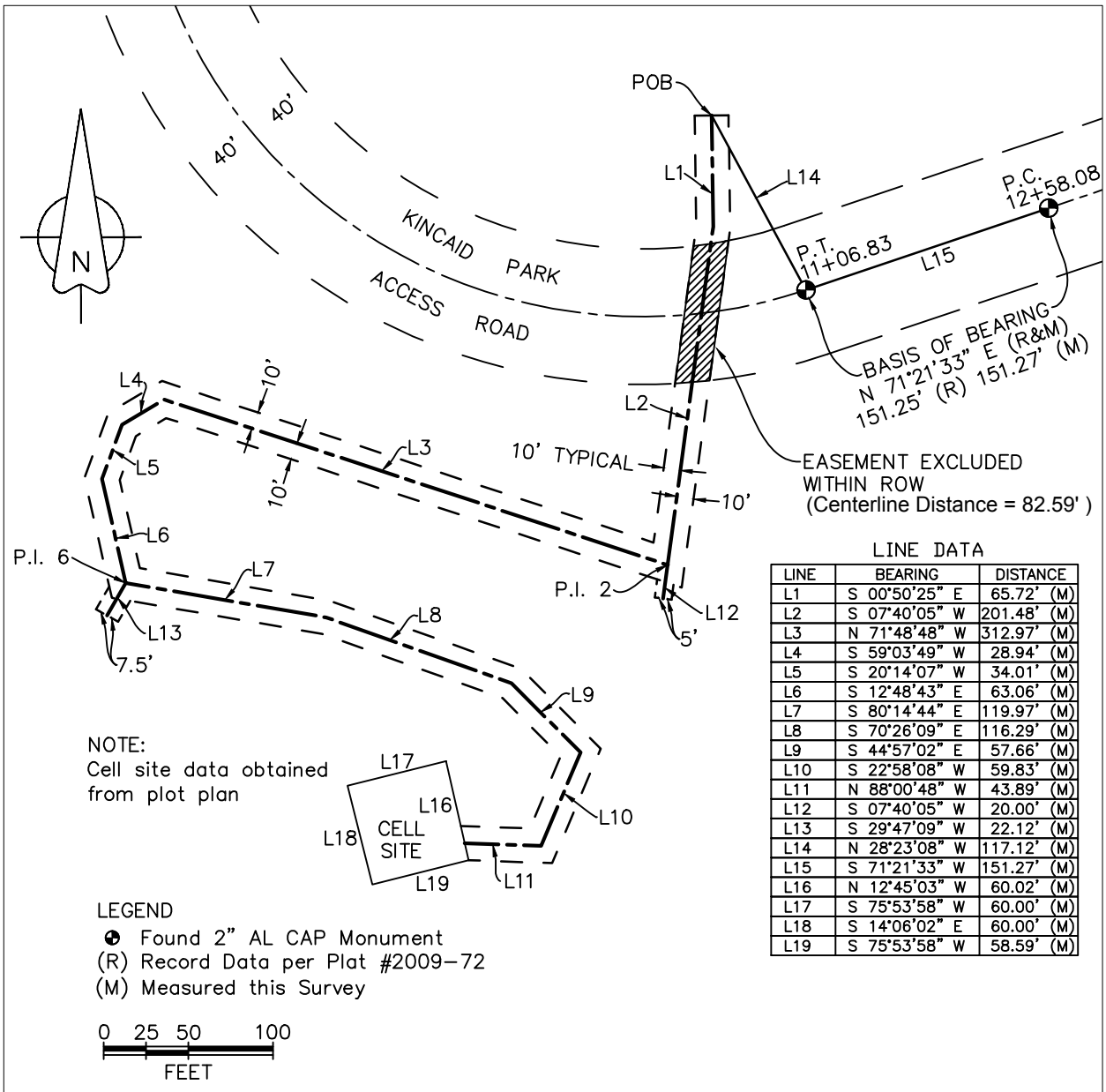
Chair
Parks and Recreation Commission

ATTEST:

FOR

John Rodda, Director
Parks & Recreation Department

Appendix E



LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°50'25" E	65.72' (M)
L2	S 07°40'05" W	201.48' (M)
L3	N 71°48'48" W	312.97' (M)
L4	S 59°03'49" W	28.94' (M)
L5	S 20°14'07" W	34.01' (M)
L6	S 12°48'43" E	63.06' (M)
L7	S 80°14'44" E	119.97' (M)
L8	S 70°26'09" E	116.29' (M)
L9	S 44°57'02" E	57.66' (M)
L10	S 22°58'08" W	59.83' (M)
L11	N 88°00'48" W	43.89' (M)
L12	S 07°40'05" W	20.00' (M)
L13	S 29°47'09" W	22.12' (M)
L14	N 28°23'08" W	117.12' (M)
L15	S 71°21'33" W	151.27' (M)
L16	N 12°45'03" W	60.02' (M)
L17	S 75°53'58" W	60.00' (M)
L18	S 14°06'02" E	60.00' (M)
L19	S 75°53'58" W	58.59' (M)

NOTE:
Cell site data obtained from plot plan

LEGEND
⊕ Found 2" AL CAP Monument
(R) Record Data per Plat #2009-72
(M) Measured this Survey

0 25 50 100
FEET

colver SURVEYING
P.O. BOX 427 • Palmer, Alaska 99645
(907) 746-5300

CHUGACH ELECTRIC ASSOCIATION
5601 Electron Drive
Anchorage, Alaska 99518

Grantor's Initial(s) _____

Attached to: _____

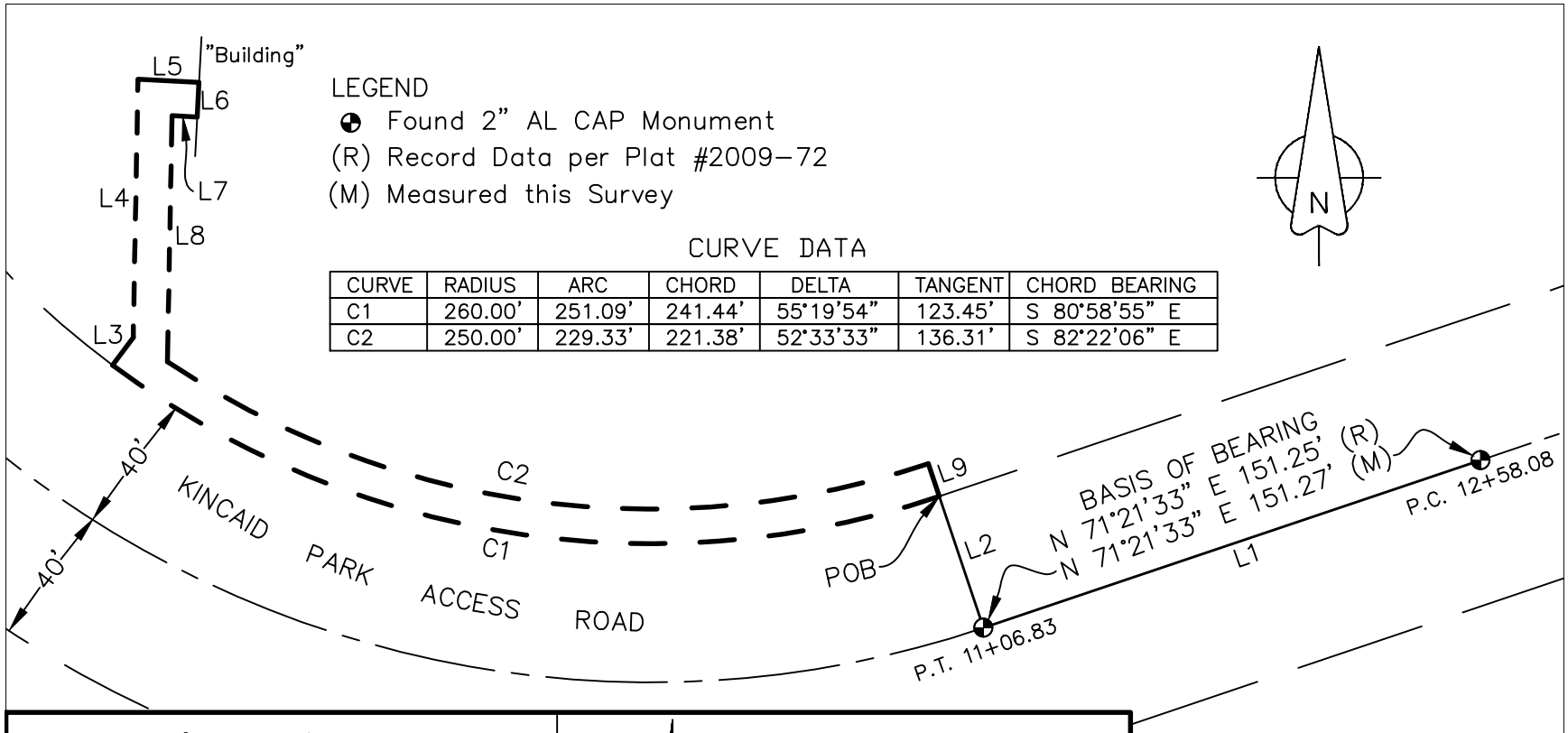
Page: _____ of _____

Dated: _____

Attachment 'B' Electric & Telecommunications Easement
Located within a portion of
SE 1/4 Section 6
T12N R4W Seward Meridian, Alaska
Anchorage Recording District, Alaska
Anchorage, Alaska

DATE: 6/19/2016	DRAWN BY: SJB	SHEET: 1 OF 1
SCALE: 1"=100'	CHECKED BY: J.C.C.	JOB: KINCAID

Appendix E



CURVE	RADIUS	ARC	CHORD	DELTA	TANGENT	CHORD BEARING
C1	260.00'	251.09'	241.44'	55°19'54"	123.45'	S 80°58'55" E
C2	250.00'	229.33'	221.38'	52°33'33"	136.31'	S 82°22'06" E

LINE	BEARING	DISTANCE
L1	S 71°21'33" W	151.27' (M)
L2	N 18°38'39" W	40.00' (M)
L3	N 36°41'06" E	10.00' (M)
L4	N 01°03'08" E	74.51' (M)
L5	S 86°57'15" E	17.62' (M)
L6	S 03°02'45" W	10.00' (M)
L7	N 86°57'15" W	7.27' (M)
L8	S 01°03'08" W	70.97' (M)
L9	S 18°38'40" E	10.00' (M)

0 25 50
FEET

colver SURVEYING
P.O. BOX 427 • Palmer, Alaska 99645
(907) 746-5300

GCI CABLE, INC
5151 Fairbanks Street
Anchorage, Alaska
99503

Grantor's Initial(s) _____

Attached to: _____

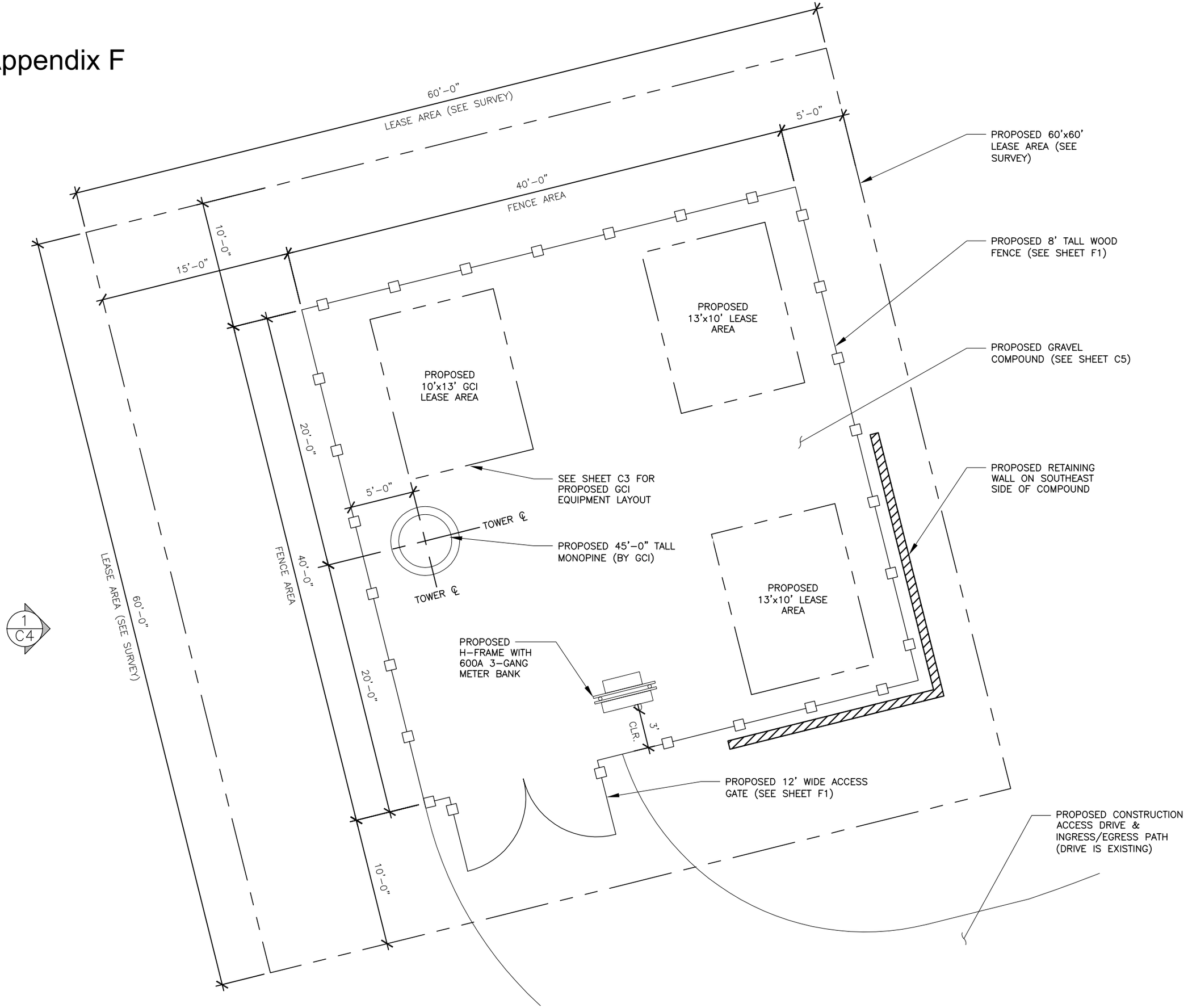
Page: _____ of _____

Dated: _____

Attachment 'B' Telecommunications Easement
Located within a portion of
SE 1/4 Section 6
T12N R4W Seward Meridian, Alaska
Anchorage Recording District, Alaska
Anchorage, Alaska

DATE: 6/19/2016	DRAWN BY: SJB	SHEET: 1 OF 1
SCALE: 1"=50'	CHECKED BY: J.C.C.	JOB: KINCAID

Appendix F



COMPOUND PLAN

0 1' 2' 4'

SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17)

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Proposal for 45’ Monopine - Cellular Communications

Fiber Optic - High Speed Internet

Kincaid Park Soccer Field
Anchorage, Alaska

Kincaid Park

Review Topics

- Current cellular service in park
- Proposal for Monopine
- Visual Simulations
- Mono Pine Site Designs & Site Layout
- Coverage Maps
- Fiber Optic easements: GCI Telecom/ CEA Electric
- Safety Concerns and Overview

Current Cell Service in Park

What does GCI have in Kincaid Park now?

Cell on Wheels (COW) at 1 location and a small cell at Waxing Bunker

Proposal for a Mono-Pine?

Mono-pole vs Mono-pine

Mono Pine Visual Simulations

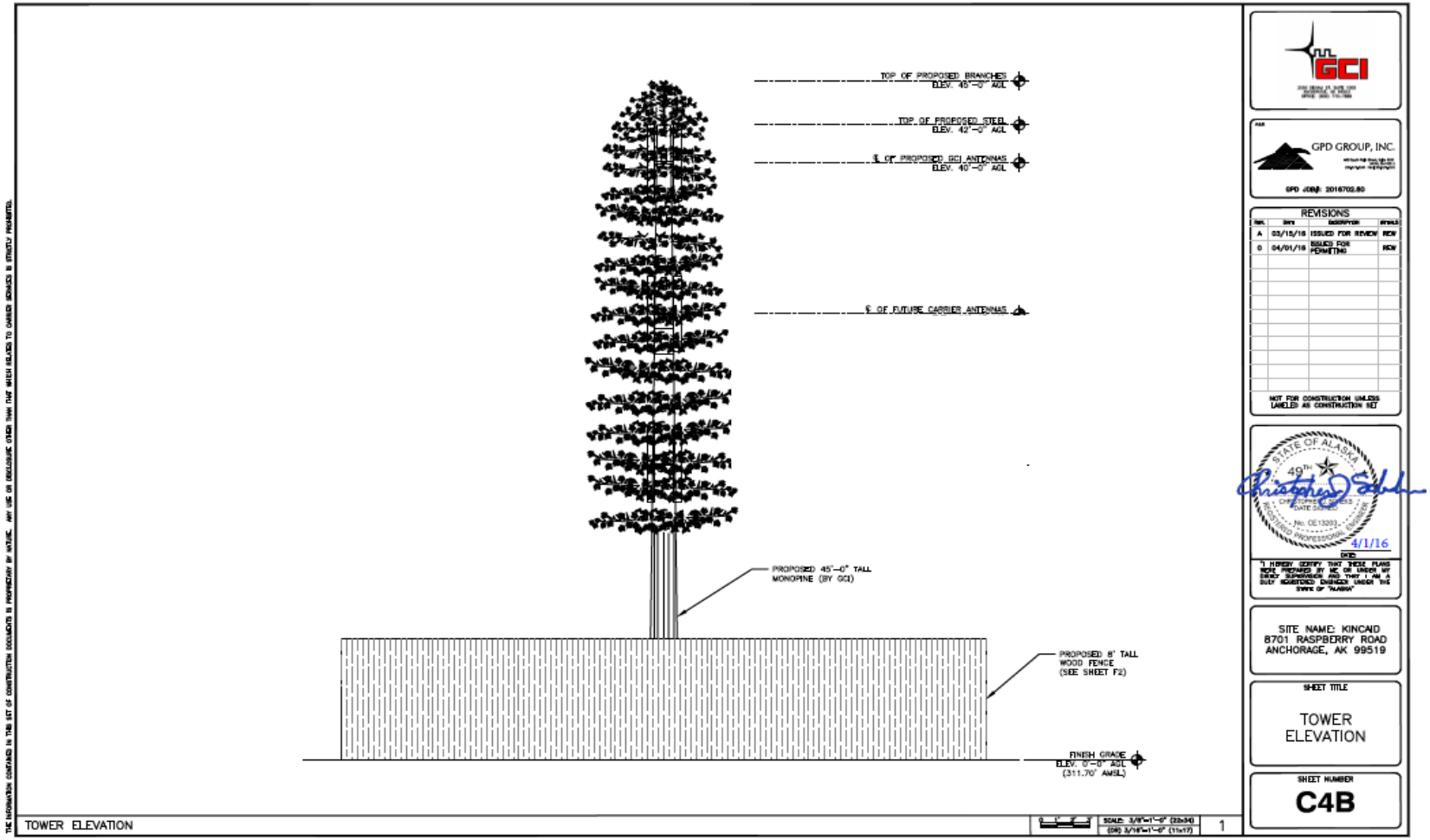
Visually Simulated Mono-Pine view points from various locations in Kincaid

Please Note* FAA has determined there will not be a light on this tower ***

The Monopine will be visible from all four compass directions. Due to the height advantage of locating on the Soccer Knoll, the tower height will only need to be 45 feet. People using the Kincaid park may have screened views through the trees.

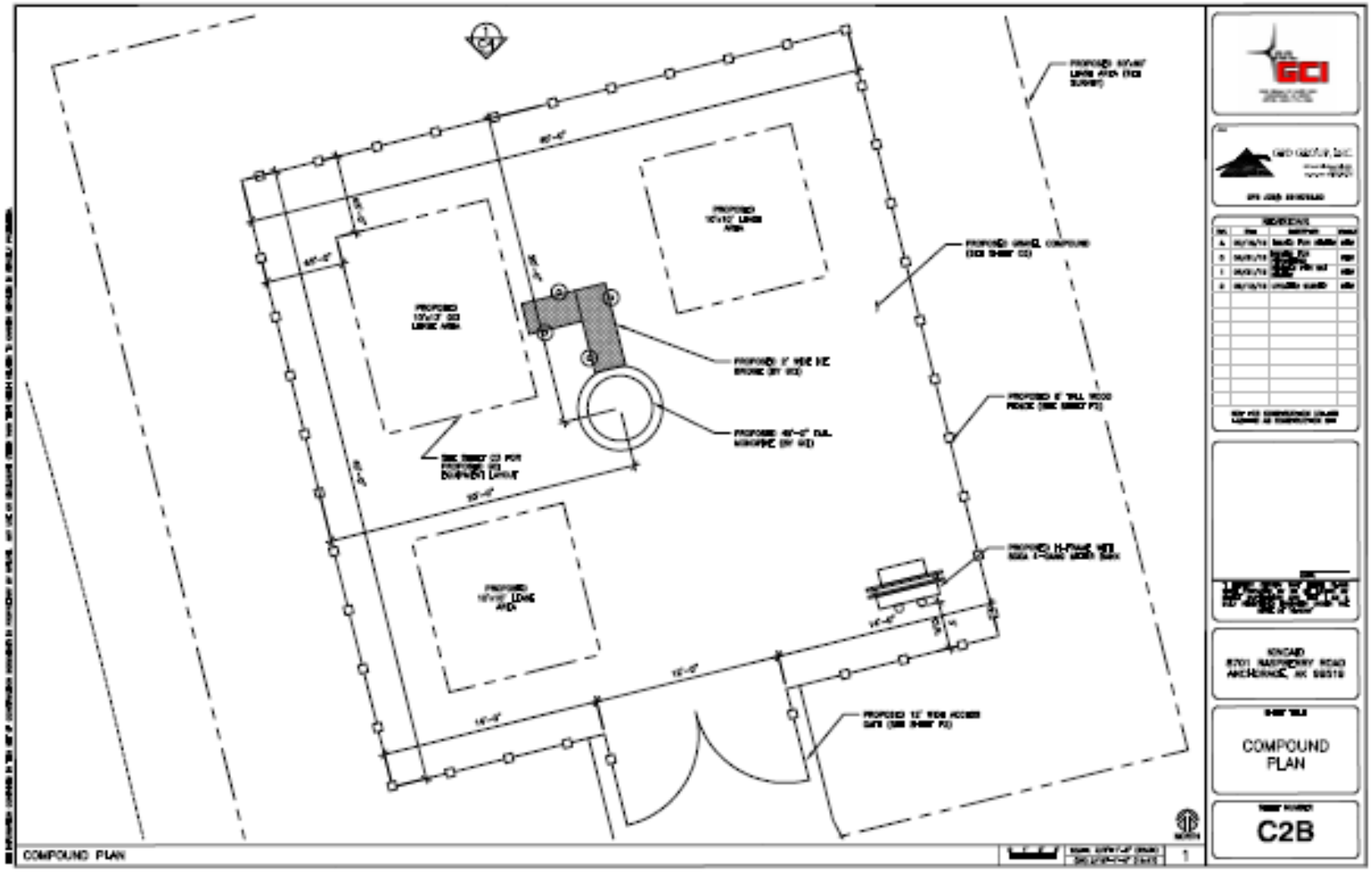
Mono Pine Site Designs

The Monopine is designed to accommodate two carriers located at 45 ft. and the another's at the 30 ft. elevation. The ground area at the base will allow adequate room to place equipment (shelters or cabinets) inside the screened in area.



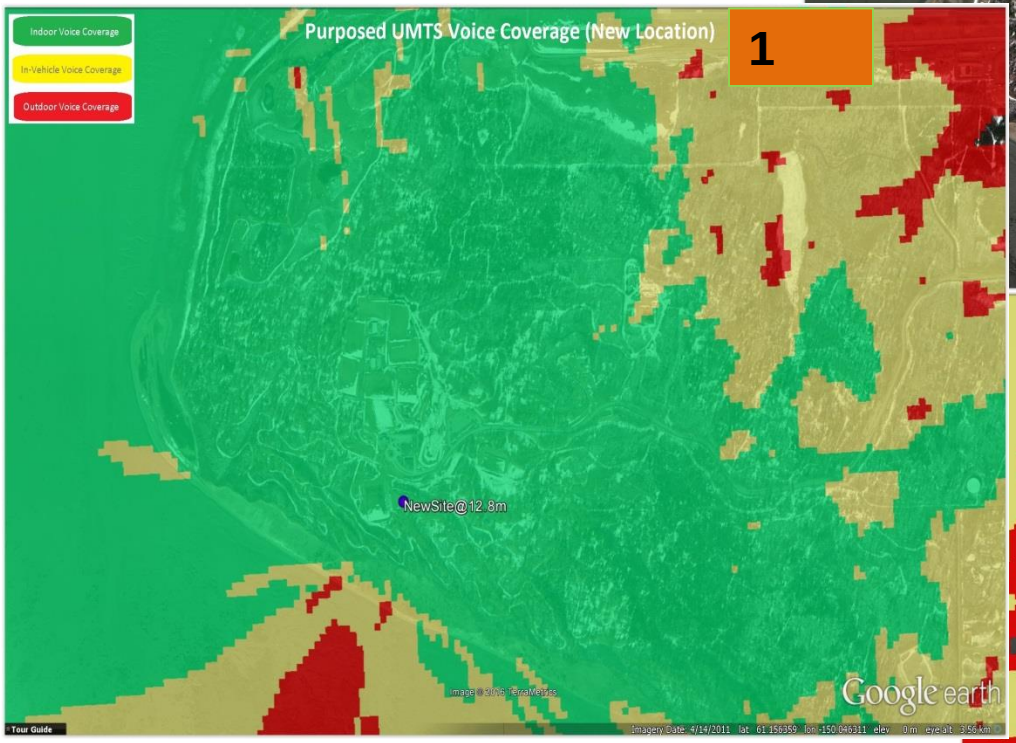
Mono Pine Site layout

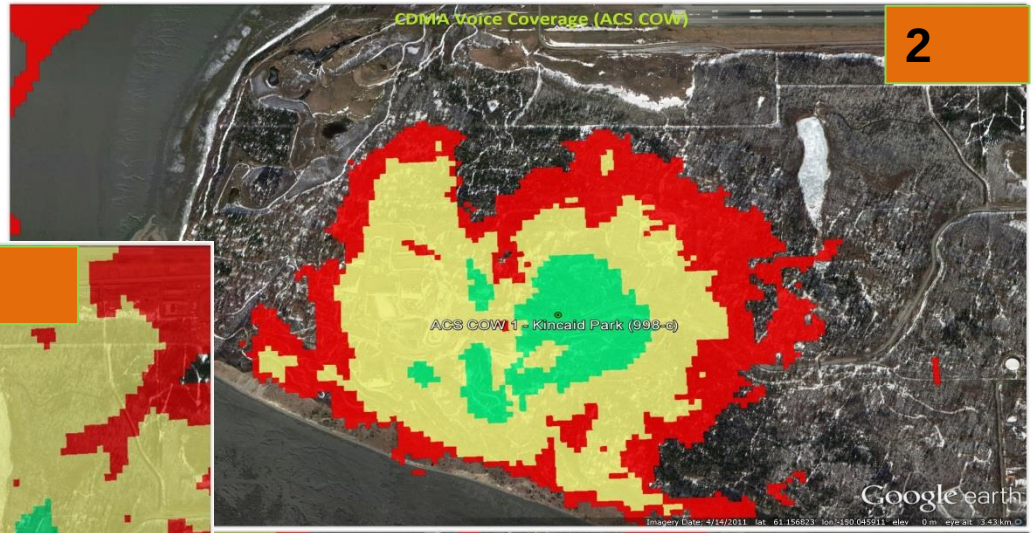
40’ x 40’ Multi-Carrier equipment layout layered with gravel. This facility will accommodate up to 3 power meters for all carriers with individual access.

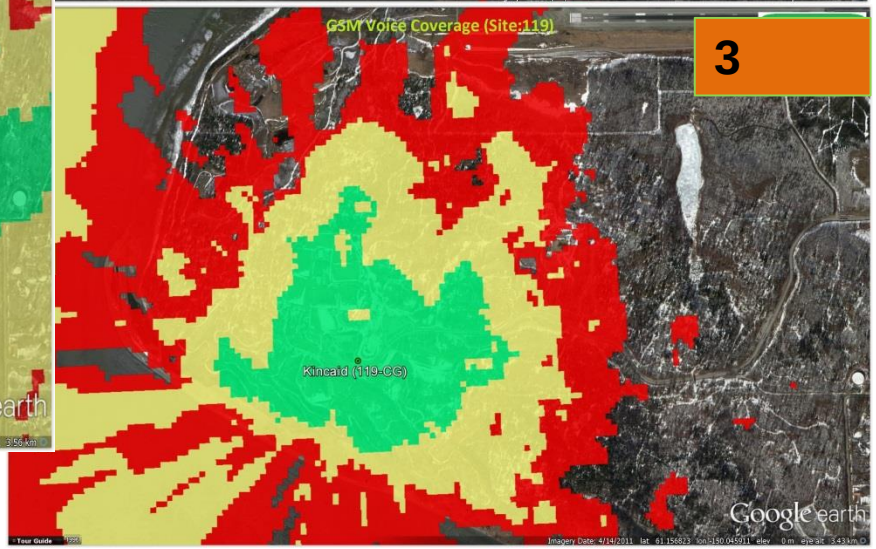


Voice Coverage Maps

Proposed UMTS voice coverage Map 1
CDMA COW current voice coverage Map 2
GSM current voice coverage Map 3



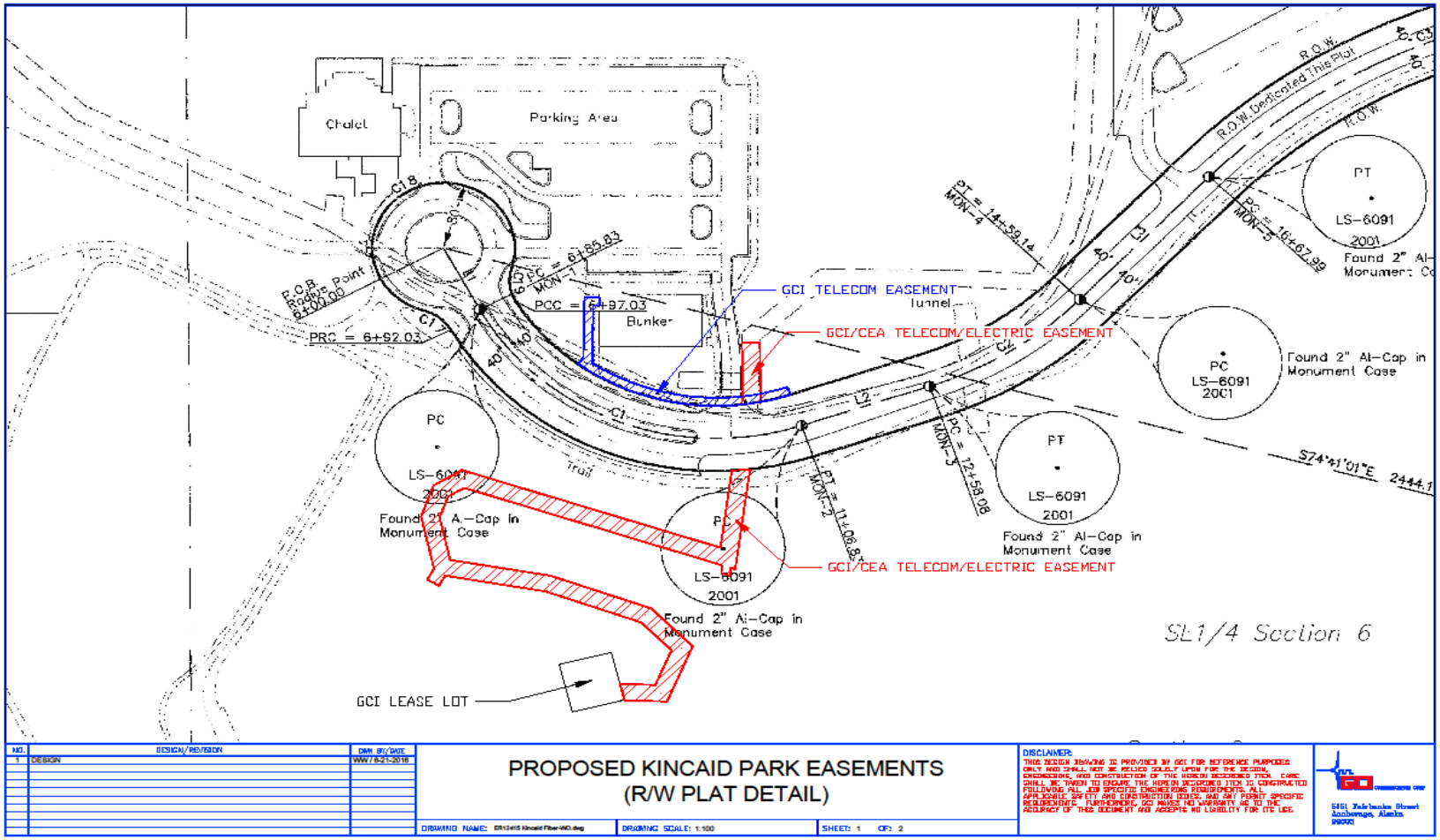




Fiber Optic Design

Blue is the GCI Telecom Easement

Red is the GCI/CEA Telecom/Electric Easement



Kincaid Park: Safe & Modern

The need for reliable communication service has never been greater, especially to first responders in emergency situations. Recently Anchorage Emergency responded to a group who got stuck in the waters trying to cross from Kincaid to Fire Island.

Wireless service has become the primary communication for all Alaskans with expectations of their wireless phone to work in the places they live, work and recreate.

Kincaid Park is a world class recreational facility hosting national competitions, including a host of athletic events, thousands visitors and their families throughout the year.

Unfortunately, in Kincaid Park there is not a reliable wireless coverage due to the lack of permanent wireless facilities within the park boundary. Users of Kincaid Park have limited or no service on the vast majority of Kincaid Park's trails, fields, roads and buildings. The limitation of service effects all three of Anchorage's wireless carriers including Verizon Wireless, AT&T Mobility and GCI.

Today, the Municipality of Anchorage has permitted wireless carrier's temporary cellular equipment and towers (called Cell on Wheels (COW)) at different locations in Kincaid Park. These temporary facilities are providing limited service and are not a good long term solutions.

Kincaid Park: Overview of Proposed Service and Responses

Cell Service: The limitation of cellular service poses a serious risk to the health and safety of those that use Kincaid Park's facilities where park usage has increased with the development of new soccer field, disc golf courses, mountain biking trails, motor biking, skiing and much more.

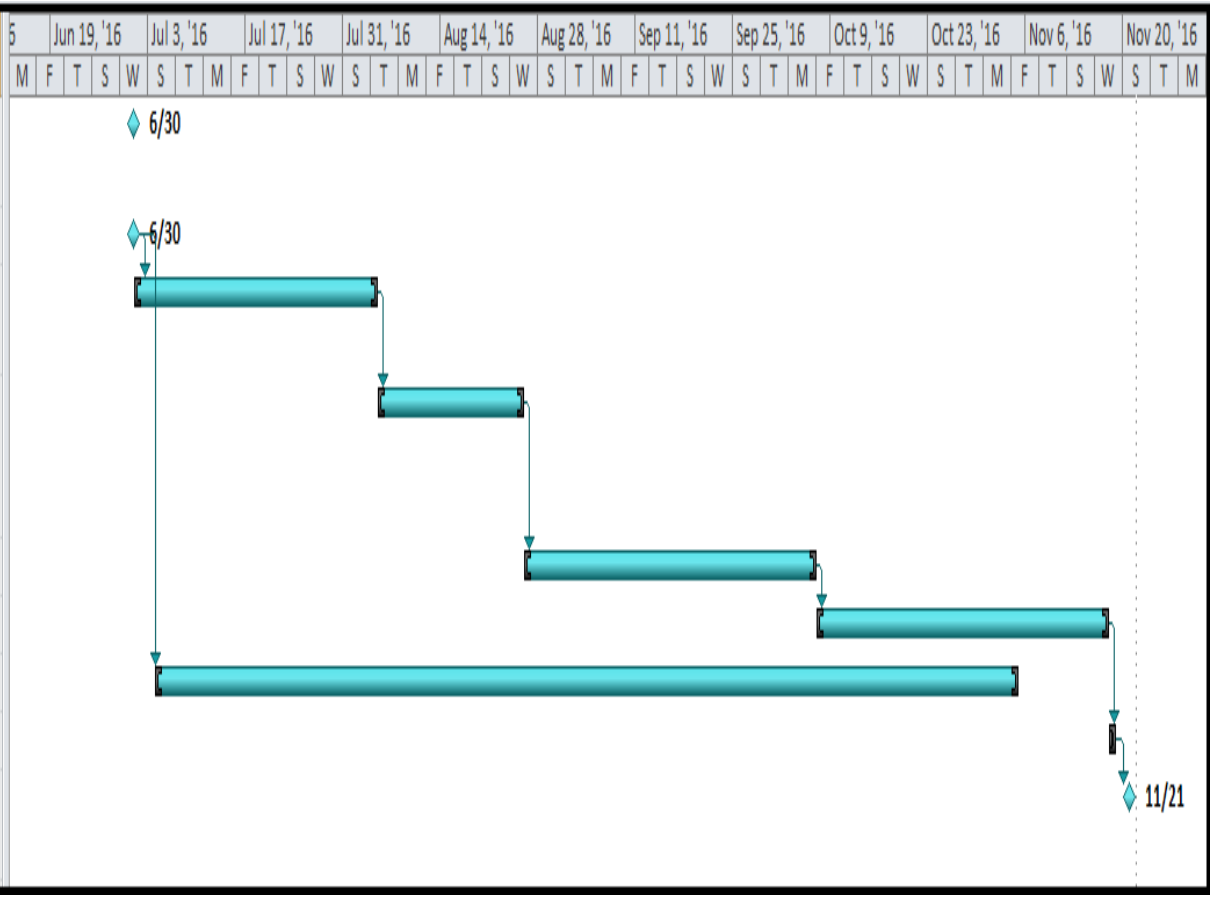
Fiber Installation: The installation of Fiber will greatly improve faster internet capabilities for timed events, service to thousands of families and events along the Tony Knowles Coastal Trail.

Safety Coverage: The time to upgrade is here, with a need for public safety there is a need for quicker response to accidents and calls for assistance. Without adequate wireless coverage these calls can't be made which delays safety response times.

Public Response: In response to the public, Sand Lake Community Council voted unanimously in support of the consolidated cell tower in Kincaid Park and bringing fiber optic cable to the chalet and eliminating the COWS. GCI believes first responders are not only essential, they are a mandatory stakeholder in the health/safety objectives of our emergency personnel.

Municipality Parks and Recreation Response: The need for reliable communication service has never been greater. Wireless is no longer a luxury service, but rather a required infrastructure. Parks and Recreation Commission approved by Resolution on May 12, 2016 recommending the Assembly to approve a Revocable Use Permit for the cell tower & related equipment.

Wireless service has become the primary communication for nearly all Alaskans especially in places like Kincaid.

Kincaid Wireless Build Schedule

Task Mode	Task Name	Duration	Start	Finish
	KINCAID Wireless Project	0 days	Thu 6/30/16	Thu 6/30/16
	Lease Executed	0 days	Thu 6/30/16	Thu 6/30/16
	GEO Soils Investigation & Report	25 days	Fri 7/1/16	Thu 8/4/16
	Foundation Design/Construction Drawings	15 days	Fri 8/5/16	Thu 8/25/16
	Building Permit	30 days	Fri 8/26/16	Thu 10/6/16
	Construction Begin	30 days	Fri 10/7/16	Thu 11/17/16
	OSP Fiber delivery	90 days	Mon 7/4/16	Fri 11/4/16
	Site Integration/Testing	1 day?	Fri 11/18/16	Fri 11/18/16
	Site On Air for Customer Use	0 days	Mon 11/21/16	Mon 11/21/16