

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC) A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

February 16, 2021

Dear Platting Board:

The Rabbit Creek Community Council (RCCC) has reviewed case S12599, "Request for a Revision to the Condition of Approval for Preliminary Plat for Proposed Spruce Terraces Subdivision, Lots 1-27 (previously approved Platting Case #S12420)." We appreciate the presentation made by the petitioner and his representative at our January 14, 2021, RCCC meeting, where these comments were affirmed by a vote of 16 yays, 2 nays, and 5 abstained.

Previously, we provided comments on proposed plat S12420 (November 27, 2019), noting that we supported the proposed trail connectivity found in the plat as being consistent with objectives in the Hillside District Plan and Anchorage Comprehensive Plan. However, we remain concerned that prospective buyers will not be aware of the platted trail easements unless they are marked and developed prior to lot sales, as follows.

While item D.7 in the 12/4/19 Summary of Action for the original S12420 and revised plat proposals affirms there will be a 20-foot trail easement from north to south (Lot 21 to Lot 16) along the eastern boundary of the subdivision, it neglects to specify this is a public trail easement. Additionally, we are concerned that the plat map fails to identify the public trails easement along the northern section line easement/156th Ave. alignment from Lot 1 to Lot 16 that is also required under point D.7 and in the current S12599. Thus the map and accompanying plat description should be updated for both these easements to specify that **'clearing of the public trail easements should occur before the lots are staked and posted for sale.'**

To better ensure these trails occur, we recommend that Spruce Terraces provide for a right-of-way dedication for pedestrian access along both the 156th alignment and eastern property boundary. This could better lift any obligation and liability of adjoining property owners and is the preferred way to procure pedestrian access under Subdivision Standards in T21.08.040D. At our January 14th RCCC meeting, the developer indicated he was not opposed to a soft bike/pedestrian trail. While the trail may ultimately be 4-6 feet in width, the initial easement should remain 20 feet to allow for optimum construction to best fit the terrain.

In sum, these trails could coordinate well with our RCCC project to initiate 'schools on trails' and remedy the fact that Bear Valley Elementary School is one of only two schools in the Anchorage School District that has zero walkable access.

Sincerely,

Ann Rappoport, Co-chair
[Rabbit Creek Community Council](#)

cc: Andre Spinelli, Spinelli Homes
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