



Rabbit Creek Community Council
1057 West Fireweed Lane, Suite 100, Anchorage AK 99503



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April 2, 2017

RE: Case S12313, Burlwood Subdivision, Tract A

At our monthly meeting of March 9, 2017, the Rabbit Creek Community Council (RCCC) voted to submit the following comments and concerns regarding Platting Case S12313, for Burlwood Subdivision, Tract A. These comments were approved unanimously by the 17 voting members in attendance.

Although the Burlwood Subdivision is in the Bear Valley Community Council, RCCC is a neighboring council area with an interest in this subdivision for the following reasons:

1. Maintaining compliance with Title 21, the Hillside District Plan (HDP), and other adopted plans that apply to the Hillside;
2. Protection of Little Rabbit Creek and the wetlands that recharge Potter Marsh; the marsh and most of the stream lie in our Council area.

Noncompliance concerns:

1. The plat does not provide for connectivity and emergency access between Jamie Avenue, Shangri-La, and E 152nd Ave. This would provide a second connection between Bear Valley and several subdivisions east of Golden View Drive, and is thus of broad public interest in case of wildfires or other emergencies. This connection is intended to be resolved through a special study area for connectivity (page 4-11 of HDP, and HDP Road Map 4.1).
2. The plat does not provide a secondary road connection running north-south per the HDP Roads Map 4.1. The plat should show future connectivity to other undeveloped tracts to the south, including other parts of Burlwood Subdivision.
3. The plat does not show the rights of way (ROWS) for pedestrian access that are required by the HDP (Map 4.6). The west section line should be noted as the location of a primary pedestrian route, per the HDP, if field conditions are suitable. There is an additional north-south pedestrian way aligned through the parcel, as well as two short east-west connections.

4. The plat does not meet the HDP policy to minimize road and driveway disturbance of streams and natural drainage. (Policy 14-M, and page 3.1). The current placement of a cul-de-sac near a branch of Little Rabbit Creek, with wedge-shaped lots, appears to require at least three closely-spaced bridges or culverts for driveways, as well as a road ROW and crossing at an inefficient angle. Disturbance to the stream could be minimized by realigning the ROW so that there is one road crossing at a right angle, as demonstrated in HDP figure 6.7, Waterway Crossings (page 6-31). In addition, the driveways to lots 2, 3, and 4 should be realigned so that they connect to the ROW west of the future stream; this will avoid unnecessary stream crossings, culverts, and disturbance of natural drainage.

5. Numerous adopted plans favor creating a conservation tract along a stream corridor: HDP Policy 14-H, page 6-30 and Comp Plan policies 65, 67, 70, and the Anchorage Bowl Parks Plan. This provides greater stream and watershed protection than stream setbacks on individual parcels. In addition, Little Rabbit Creek is a primary tributary to Potter Marsh. The Anchorage Bowl Parks Plan (pages 90 and 91) specifies: “Continue to acquire, enhance, and develop greenbelts along ...Little Rabbit Creek” and “Protect key drainages of Potter Marsh Watershed”.

6. The Anchorage Bowl Natural Resource and Facility Plan (NRF Plan) calls for continued acquisitions of greenbelts along several creeks in southeast Anchorage, including Little Rabbit Creek (Recommendations, page 90.) A scenic greenbelt/trail connection to schools and parks is proposed along Little Rabbit Creek in the NRF Plan, Map 7.

Thank you for the opportunity to submit comments.

Adam Lees, Chair

Cc: Hal Hart, Planning Director
John Weddleton, Assembly