

Rogers Park Community Council

(including Anchor Park, College Village, Woodside East and Rogers Park)

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February 16, 2018

To: All Assembly Members
Honorable Mayor Berkowitz
Municipal Clerk
Federation of Community Councils

Rogers Park Community Council has had several discussions regarding the proposed changes related to Accessible Dwelling Units (ADU) as it relates to our community council area residents and businesses.

It has become clear there are both those who favor the proposed changes, those who are against any changes, and those who are asking that specific modifications be made to any proposed changes.

The following are a summary, both for and against, of the possible effects on our community council area:

FOR:

1. Allow caregivers a physically close but separate place to live while supporting the primary resident or residents.
2. Add housing capacity within existing geographic space
3. Create possible income to support primary residents of property
4. Create housing that is more affordable within the community council area

AGAINST:

1. Create a greater population density within the community council area
2. Possible increase in vehicle traffic and parking needs for additional residents
3. Possible increase in residents who consider this short term residency
4. Increased load on utility resources (such as power and sewer)

5. Possible increased difficulty of providing emergency services (fire, medical)
6. Possible increase in crime rates
7. Disagree that there is a viable need for this type of housing and that the housing will be more affordable
8. Possible intrusion on neighbors from additional structures on the same lot (shading, view, etc).

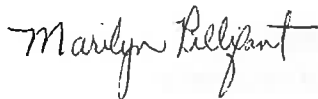
Those in favor of having more ADU housing expressed their doubts about some of the concerns expressed would come to reality (such as increase in crime, difficulty of providing emergency services and overloading utility resources).

Therefore the Rogers Park Community Council requests the Anchorage Assembly to modify the proposed ordinance to continue the existing prohibition of detached ADUs in R-1 and R-1A zones.

Alternatively, if a majority of the Assembly desires to allow detached ADUs in those zones, then we ask you to modify the proposed ordinance to limit the average roof height of a detached ADU in R-1 and R-1A to twelve (12) feet. In addition, reduce the maximum size to 600 square feet on lots less than 10,000 square feet. Owners wishing to construct a larger detached ADU or a two-story detached ADU (with the ten (10) foot side yard setback recommended by the Planning and Zoning Commission (PZC) for a two story ADU) would still have access to the variance process. Doing so would give members of the community council an opportunity to participate in the process and provide comment before a decision is made by any parties.

We hope this is helpful. The vote on this was 21 for, 6 against, and 1 abstention.

Sincerely



Marilyn Pillifant
President

CC: Rogers Park Community Council email list