

NECC

Northeast Community Council

Resolution January 18, 2007 #1

TO: Urban Design Commission
Anchorage Zoning Board of Examiners & Appeals
MOA Planning Department
Mayor Mark Begich
Tim Potter, DOWL Engineers
Greg Jones, CIRI
Vic De Melo, Browman Development

FROM: Peggy Robinson, President Northeast Community Council, 333-1831

SUBJECT: Urban Development Commission Case #2007-013 - Variance for 60 foot sign
ZBEA Case # 2007-014 – Variance for highway screening
CIRI & Browman Development Company, Northeast Anchorage

The Northeast Community Council considered at their regular membership meeting on January 18, 2007 the sign variance request of CIRI and Browman Development. The Executive Board had acted on this on December 14, 2006 in the membership's behalf due to the time sensitivity of this issue as the hearing was originally scheduled for early January. Since the hearing has been postponed until after our regular membership meeting, it was put on the agenda.

At the meeting, Tim Potter of DOWL Engineers, speaking on behalf of Cook Inlet Regional Corporation (CIRI) and CIRI's developer, Browman Development Company, Inc., presented Browman's proposal for a 60-foot tall structural sign. The intent of this sign is to ensure visibility of the proposed retail development from behind the densely vegetated highway screening easement. The proposed sign is substantially in excess of the height allowed by the MOA Sign Ordinance, and as such requires a variance.

After considerable discussion of the matter, the following motion was made:

NECC Membership January 18, 2007 Motion (1):

The NE Community Council does not support the requested variance in height from the current MOA sign ordinance for the proposed Browman Development.

Instead, the NECC supports the selective thinning and clearing of the trees and vegetation along the Glenn Highway frontage in conformance with a publicly reviewed clearing plan. This would allow visibility into the retail center, and is appropriate given the 3000-foot highway frontage and the proximity of the highway overpass.

Additionally, the NECC believes it may be appropriate to grant the option of locating up to 2 signs within the highway screening easement.

This motion passed: 13 in favor, 7 opposed, 1 abstaining.

The modifications to the highway screening requirements contained in the NECC resolution would allow any signage for the development to conform to the MOA sign ordinance, and still be visible from the highway. Furthermore, these modifications are likely to be more acceptable to the community than the requested sign ordinance variance, provided the thinning and clearing are in

conformance with a publicly reviewed plan. We realize that additional landscaping will be needed in the areas that were thinned.

We ask that you consider our motion as you make decisions in the best interests of the NECC and the community of Anchorage as a whole. Please contact me if you have any questions.

Signed:

This day:

A handwritten signature in cursive script that reads "Peggy Robinson".

January 18, 2007

Peggy Robinson, President NECC