



**CHUGIAK
COMMUNITY
COUNCIL**

Post Office Box 671350
Chugiak, Alaska 99567

Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

6 December 2016

Regarding Chugiak Community Council Resolution 2016-06 – Council Position on Heritage Land Bank Advisory Commission (HLBAC) Proposed Resolution 2016-16, Chugiak Eagle River Site Specific Land Use Plan, Carol Creek Area Plan Update

To Whom It May Concern:

At a specially scheduled public meeting on the 1st day of December 2016, the Chugiak Community Council membership, by a motion duly made, seconded, and approved by unanimous vote of 30 members (with Assembly Member Amy Demboski and Representative Dan Saddler abstaining), affirmed its position of the following:

WHEREAS, the 2010 Land Use Plan underwent a robust, extensive, and transparent public engagement process;

WHEREAS, area residents and Heritage Land Bank built consensus for the 2010 Plan through negotiation and compromise;

WHEREAS, the 2010 Land Use Plan was, and still is, supported by the Council and area residents;

WHEREAS, the Council and area residents support the sale and development of a parcel for a new water storage reservoir as requested by Anchorage Water and Wastewater Utility;

WHEREAS, the currently proposed Resolution 2016-16 is in conflict with the rural nature of the community and is contrary to the Council's Vision Statement:

Chugiak is a rural area of large, forested lots which house single families. Residences are conveniently located near small businesses which are oriented to supporting the local neighborhoods.

Chugiak wishes to preserve the stability of our community and promote its continuity. We will protect the character of our community, our historical identity, and our natural environment. Our intent is for Chugiak to remain a rural/suburban area with larger residential, single-family, treed lots. It is also our intent to promote local business and industry that is compatible with our primary residential occupancy.

WHEREAS, the density of proposed residential dwellings is not congruent with the rural character of the community;

WHEREAS, the densities in the currently proposed Resolution 2016-16 are considered by the community as high-density, rather than medium-density, relative to the surrounding areas;

WHEREAS, the 2010 Plan capped the maximum number of dwelling units at 125 for the Tracks remaining in the 2016 Plan (see Attachment A); the last publicly presented plan update (presented to the Council 10/20/2016 and the Chugiak Eagle River Advisory Board 10/22/2016) contained an upper estimate of 296 units see Attachment B); and the upper estimate in Resolution 2016-16 was revised to 537 dwelling units (AFTER the last public presentation) and submitted to the HLBAC for approval without due public process (see Attachment C);

and

WHEREAS, the currently proposed Resolution 2016-16 contains information that had not been publicly presented to the Council or area residents.

THEREFORE, the Council opposes the currently proposed 2016 Plan as presented to the HLBAC Commission on 10 November 2016 in Resolution 20116-16 (see Attachment D);

THEREFORE, the Council opposes an alternative proposal as presented by Agnew Beck at its 1 December 2016 special meeting (see Attachment D);

THEREFORE, the Council requests that the currently proposed HLBAC Resolution 2016-16 be rejected by the Advisory Commission; and

THEREFORE, the Council requests that the process to update or change the 2010 Plan be brought back to the Council, the CER Advisory Board, and area residents for a thorough, extensive, and transparent public input and vetting opportunity.

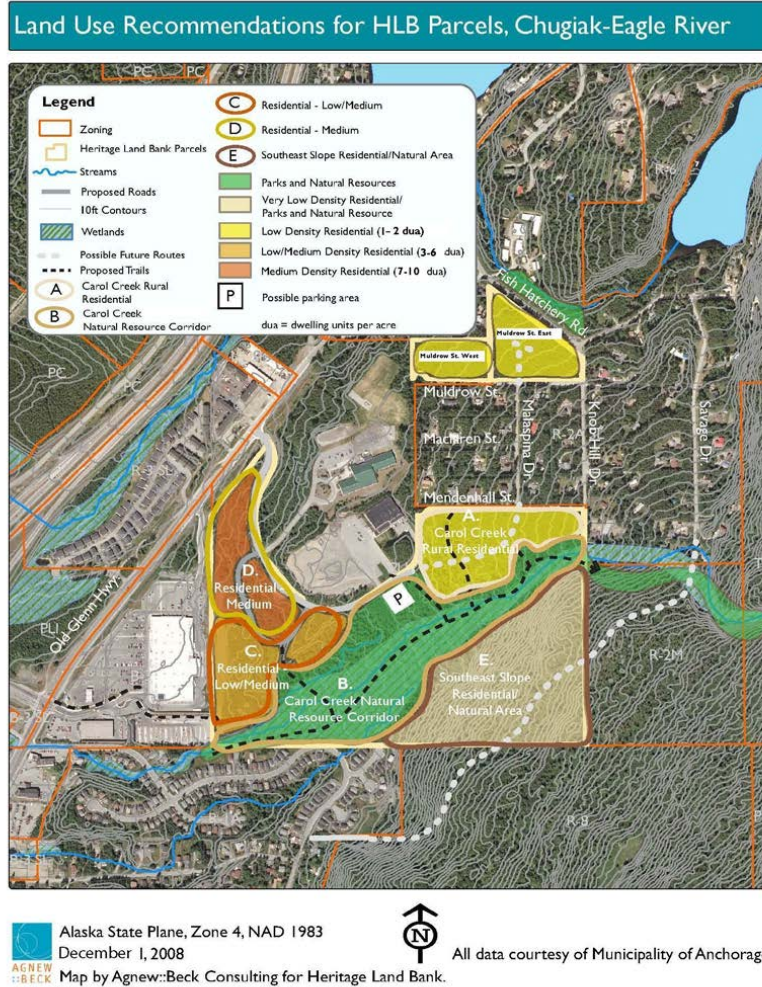
Respectfully Submitted,

Maria J. Rentz, President
Chugiak Community Council

A handwritten signature in black ink, appearing to read 'Maria J. Rentz', written in a cursive style.

chugiakcouncil@gmail.com

Map 2: Land Use Recommendations –



Land Use Designations

The Land Use Designations assigned to each parcel correspond to the land use classification system in the Chugiak-Eagle River Comprehensive Plan. Following is a table summarizing and defining the recommended land use for the parcels.

Table 2: Summary of Recommended Land Use

Parcel Name		Land Use Classification	Development Intent
North Knoll (HLB #1-071)		Park and Natural Resources	Provides for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods.
			Uses include neighborhood, community, and natural resource use area parks, special use parks, golf courses, greenbelts, and other open spaces formally reserved for recreation or natural conservation, allowing special purpose facilities such as sports complexes or interpretive centers that support park, recreation and natural resource functions.
Muldraw Street (HLB #1-072 & 73)		Residential (low density; 1-2 dua)	Provides for neighborhoods with a semi-rural atmosphere and consisting generally of single-family homes on half acre or larger sized lots.
Carol Creek (HLB #1-074)	Section A Rural Residential	Residential (low density; 1-2 dua)	The predominant land use consists of single-family homes on half-acre or larger lots. The intended density range is 1 to 2 housing units per gross acre. Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Minimum lot size is 40,000 sq. ft.
	Section B Natural Resource Corridor		See Muldraw Street above
		Park and Natural Resources	See North Knoll above – this parcel will have additional restrictions related to its use as mitigation lands
	Section C Residential	Residential (low/medium density; 3-6 dua)	Provides for attached single-family housing, small-lot homes, and two-family housing choices.
	Section D Residential	Residential (medium density; 7-10 dua)	The predominant land use consists of more compact forms of single-family residential, such as small lot houses or attached single-family housing, as well as two-family housing, for efficient use of residential land within water and wastewater service boundaries. The intended density range is 3 to 6 housing units per gross acre. Building scale, single-family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity, single-family style living environment.
	Section E Southeast Slope	Residential (very low density; <1 dua)/ Park & Natural Resource	Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Residential uses include standard duplexes, townhouses and low-to-medium density multi-family. The intended overall density range is greater than 6 and up to 10 housing units per gross acre. When located in a neighborhood environment that includes any nearby single-family homes, the physical scale, appearance and street orientation of multi-family/attached housing development should be compatible. Provides for large-lot, single-family residences in a rural environment, much of which is served by private wells and septic systems. The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for new development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure, remoteness and environmental constraints.
			See above for Park & Natural Resource

Attachment B (page 1 of 1)

2016 Draft Land Use Plan – Submitted to the Chugiak Community Council on 10/20/2016 and to the Chugiak Eagle River Advisory Board on 10/22/2016

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN

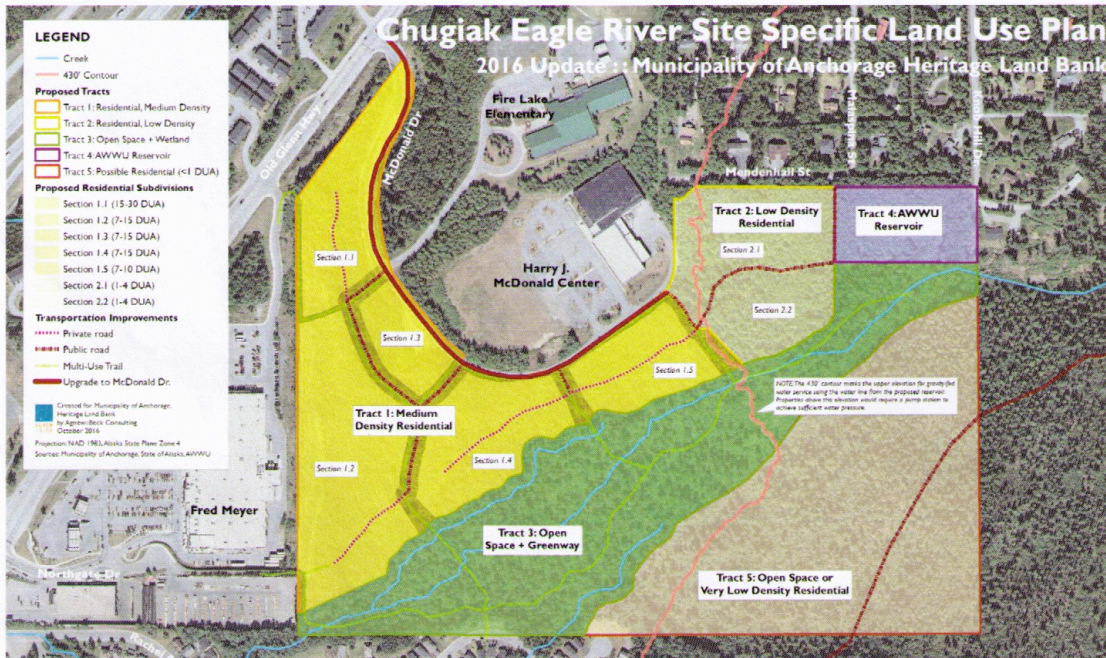


2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

ABOUT THE 2010 PLAN AND 2016 UPDATE

- Adopted by the Assembly in 2010 as part of Chugiak-Eagle River Comprehensive Plan (2006)
- 2016 Update follows the 2010 Plan goals and identifies specific opportunities for housing close to shopping, schools and green space, as well as preserving the existing Carol Creek corridor as a greenspace amenity

DRAFT LAND USE RECOMMENDATIONS (2016 PLAN UPDATE)



2010 Plan	2016 Update	Size (Acres)	Density (Dwelling Units per Acre)	# Units (Low Estimate)	# Units (High Estimate)	Proposed in 2010 Plan
C + D	Tract 1	27.6	7-30 DUA	144	272	146
	Section 1.1	4.4	15-30 DUA	46	93	
	Section 1.2	8.5	7-15 DUA	41	89	
	Section 1.3	2.0	7-15 DUA	9	20	
	Section 1.4	4.6	7-15 DUA	33	48	
A	Tract 2	8.4	1-4 DUA	4	19	10
	Section 2.1	4.2	1-4 DUA	2	11	
B	Tract 5	26.1	<1 DUA	0	5	5
	Proposed Residential Units				148	

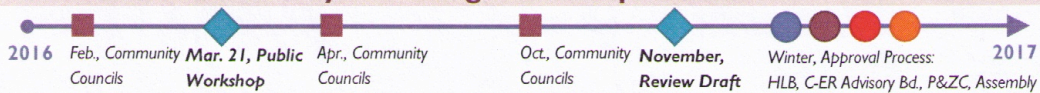
PROJECT WEBSITE
www.hlbcarolcreekplan.com

PROJECT TEAM

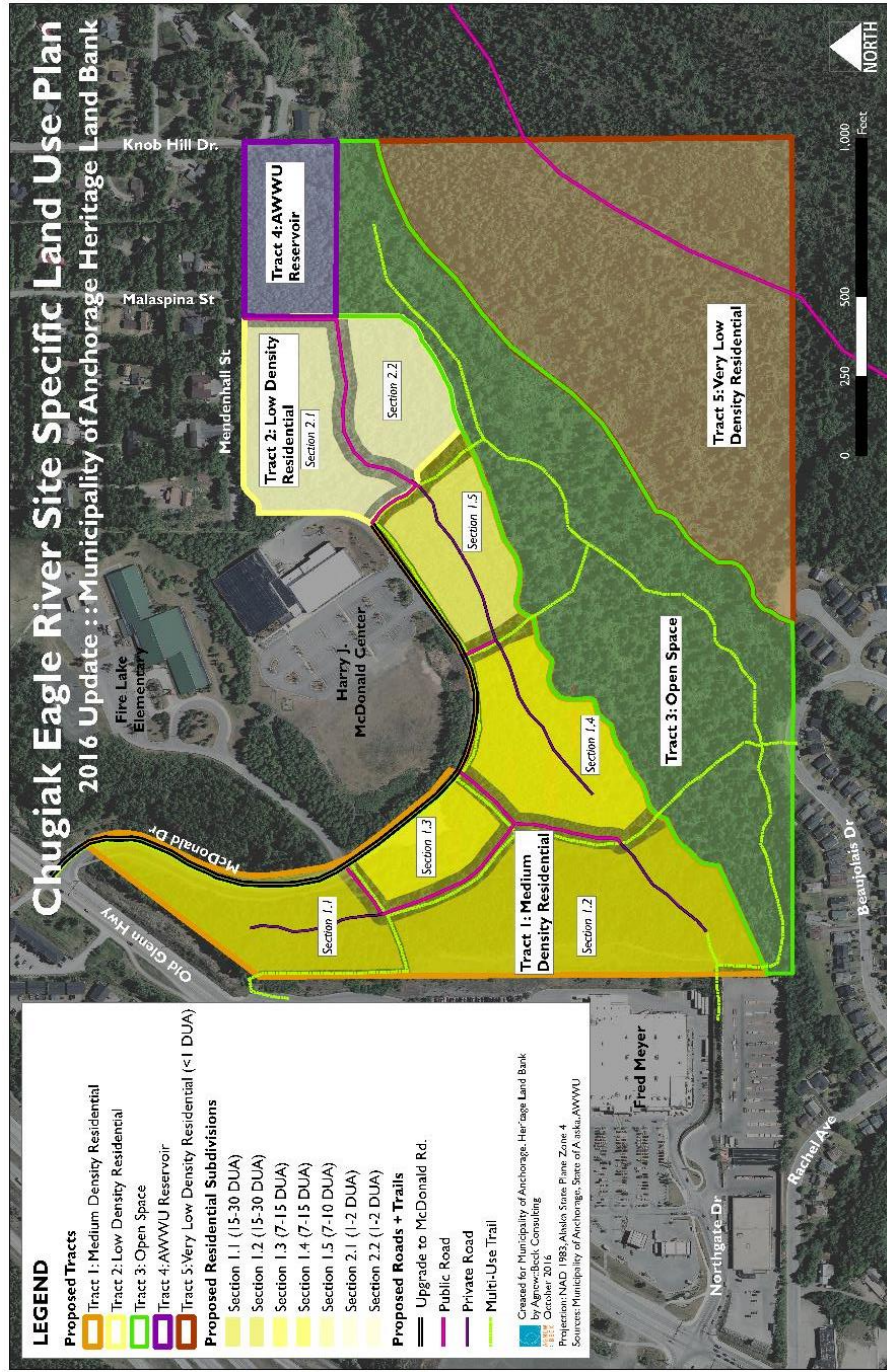
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Anna Brawley
 Agnew::Beck Consulting
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We want to hear from you throughout this process!



Map 7. Site Specific Land Use Plan for Carol Creek Parcel



Land Use Recommendations

The Carol Creek parcel is a large site that can accommodate a variety of land uses. The key feature that defines the site is Carol Creek and associated wetlands, which provide an important drainage function and natural resource corridor. The parcel naturally divides into distinct areas based on site topography and the presence of the wetland. The site plan, Map 7, outlines the geography of these sections and Table 8 below summarizes the recommendations.

Table 8. Summary of Recommended Land Uses for Carol Creek Parcel

Area	Land Use Classification	Land Use Classification Description
Tract 1		
Section 1.1 Section 1.2	Residential, Medium Density (15 to 30 DUA)	Provides for a range of multi-family housing in neighborhoods and offers a diversity of housing choices. Recommended residential uses include townhouses and multi-family, including row or cottage homes. The intended overall density range is greater than 15 and up to 30 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.
Section 1.3 Section 1.4	Residential, Medium Density (7 to 15 DUA)	Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Residential uses include standard duplexes, townhouses and row or cottage housing. The intended overall density range is greater than 7 and up to 15 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.
Section 1.5	Residential, Medium Density (7 to 10 DUA)	Provides for attached single-family housing and small-lot homes. The predominant land use consists of more compact forms of single-family residential, such as small lot houses or duplexes and triplexes. The intended density range is 7 to 10 housing units per gross acre. Building scale, single-family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity, single-family style living environment.
Tract 2		
Section 2.1 Section 2.2	Residential, Low Density (1-2 DUA) <i>Note: density above 2 DUA requires connection to the public water system</i>	Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows option for accessory dwelling units. Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Development to match the density and character of the adjacent neighborhood.

Attachment D (page 1 of 1)

2016 Final Land Use Plan and An Alternative Proposal – Presented to the Chugiak Community Council by Agnew Beck on 12/01/2016

12/1/2016

2016 Plan Tract + Section	2010 Plan Section	Gross Area (acres)	Developable Area (approx. ~70%; acres)	Density Range (DUA)	Units (Lower Estimate)	Units (Higher Estimate)	Units Proposed in 2010 Plan
Tract 1 (Medium Density Residential)	C + D	27.61	15.946	7-30 DUA	262	518	110
Open space sections		2.6	N/A				total # of units was capped
Section 1.1	Density ranged from 3-6 DUA to 7-10 DUA	4.44	3.11	15-30 DUA	66	133	
Section 1.2		8.54	5.98	15-30 DUA	128	256	
Section 1.3		1.97	1.38	7-15 DUA	13	29	
Section 1.4		4.64	3.25	7-15 DUA	32	69	
Section 1.5		3.19	2.23	7-10 DUA	22	31	
Tract 2 (Low Density Residential)	A	8.37	4.89	1-2 DUA	6	13	10
Section 2.1	Density 1-2 DUA	4.2	2.94	1-2 DUA	4	8	
Section 2.2		2.78	1.95	1-2 DUA	2	5	
Tract 3 (Open Space)	E	25.48	N/A				
Tract 4 (AWWU Reservoir)	A	3.5	N/A				
Tract 5 (Rural Residential)	B	26.12	N/A	<1 DUA	0	5	5
TOTAL		92 acres	76 acres		268	537	125

An alternative proposal

2016 Plan Tract + Section	2010 Plan Section	Gross Area (acres)	Developable Area (approx. ~70%; acres)	Density Range (DUA)	ANOTHER OPTION	Units (Lower Estimate)	Units (Higher Estimate)	REVISED Units (Lower Estimate)	REVISED Units (Higher Estimate)	Units Proposed in 2010 Plan
Tract 1 (Medium Density Residential)	C + D	27.61	15.946	7-30 DUA		262	518	194	359	110
Open space sections		2.6	N/A							total # of units was capped
Section 1.1	Density ranged from 3-6 DUA to 7-10 DUA	4.44	3.11	15-30 DUA	15-30 DUA	66	133	66	133	
Section 1.2		8.54	5.98	15-30 DUA	7-15 DUA	128	256	60	128	
Section 1.3		1.97	1.38	7-15 DUA	7-10 DUA	13	29	14	20	
Section 1.4		4.64	3.25	7-15 DUA	7-10 DUA	32	69	32	46	
Section 1.5		3.19	2.23	7-10 DUA	7-10 DUA	22	31	22	31	
Tract 2 (Low Density Residential)	A	8.37	4.89	1-2 DUA	1-2 DUA	6	13	6	13	10
Section 2.1	Density 1-2 DUA	4.2	2.94	1-2 DUA	1-2 DUA	4	8	4	8	
Section 2.2		2.78	1.95	1-2 DUA	1-2 DUA	2	5	2	5	
Tract 3 (Open Space)	E	25.48	N/A							
Tract 4 (AWWU Reservoir)	A	3.5	N/A							
Tract 5 (Rural Residential)	B	26.12	N/A	<1 DUA	<1 DUA	0	5	0	5	5
TOTAL		92 acres	76 acres			268	537	201	378	125

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