

Correspondence



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



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

February 3, 2018

Heritage Land Bank Commissioners, c/o KlebesadelTM@muni.org and www.hlb@muni.org
Robin Ward, Heritage Land Bank Executive Director, WardRE@ci.anchorage.ak.us

Re: Comments on the Public Review Draft of the “2019 Draft HLB Annual Work Program & 2020-2024 Five Year-Management Plan”

Dear Heritage Land Bank (HLB) Commissioners and Staff:

Please accept these comments from the Rabbit Creek Community Council (RCCC) on the subject plan. At our January 10, 2019, Rabbit Creek Community Council General Membership Meeting, a majority of the voting members in attendance passed a resolution in support of the following comments. We appreciate the time and information provided by your Senior Property Manager, Ms. Nicole Jones-Vogel, at that meeting.

RCCC Motion on Heritage Land Bank 2019 Work Program & 2020-24 Management Plan – words to add in **bold and underlined**; ~~strikeout~~ for words to delete

Chapter 3. 2019 Potential Disposals pg. 19

HLB Parcel 2-156:

Notes: 1) MOA Wetlands Prioritization Map shows that Parcel 2-156 is surrounded by private lands with many tributary streams and contains some acreage with Level 2 Relative Ecological Value. RCCC recommends delaying disposal of this parcel until it can be developed jointly with private lands in a manner that promotes clustered development and shared access that can protect stream corridors. This parcel contributes to the recharge of the south end of Potter Marsh. 2) Parcel 2-156 is within a Hillside District Plan transportation special study area, where a new collector road is envisioned. Therefore, add that intention to the Heritage Land Bank (HLB) program as below:

Recommended Change: Remove parcel 2-156 from the list of 2019 Disposals on page 19 and retain parcel 2-156 until surrounding development is known similar to parcels 2-128 through 2-136 in the general inventory.

Recommended Wording Change:

HLB Parcel 2-156 – This approximately 9.63-acre parcel is a remnant from the sale of a portion of Tract B, Legacy Pointe, to AWWU in 2013, ~~and will be considered for disposal.~~ **Consideration will be given to the road connectivity issues noted in the Hillside District Plan (Special Study Area D).**

2019 Potential Projects

Revolving HLB Fund pp 20-21

Notes: According to AMC § 25.40.035, one of the three purposes for the HLB Fund is “acquiring land for municipal use”. The revolving fund should not be limited to purchases for economic development; HLB is also responsible for ensuring future public land uses such as school sites, parks, watershed protection, roads, trails etc.

Recommended Change: *Revolving HLB Fund* – HLB staff will be drafting a revolving fund account, with policies and procedures, for review and approval by the HLBAC to proactively acquire key parcels to further economic development and secure lands with long-term public benefits in the Municipality.

Chapter 4. Five-Year Management Plan: 2020-2024

Paragraph 2., pg. 26

Notes: Revise the reference in Item 2 for clarity. Also add a specific reference to Community Council and agency outreach, as HLB has done previously.

Recommended Change: 2. HLB Parcels 2-128 – 2-136 – HLB is currently managing these properties as open space for the protection of water quality and habitat, consistent with the adopted Potter Valley Land Use Analysis (AO 99-144). Any future actions on these parcels will be evaluated in a manner that is consistent with the Hillside District Plan, 1999 Potter Valley Land Use Analysis, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Coastal Wildlife Refuge and long-term public values.

Map on pg. 26

Notes: The map appears incomplete with regard to streams flowing off the bluff and down to Potter Marsh. There are several additional channels north of those shown that should be included.

Appendix B, page 6, Section IX.B. Land Use Planning Policies 1. last para on pg. 48/68

Recommended Change: Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community councils, HLBAC, Planning and Zoning Commission, and Assembly adoption.

Thank you for your attention to the concerns of the RCCC.

Sincerely,



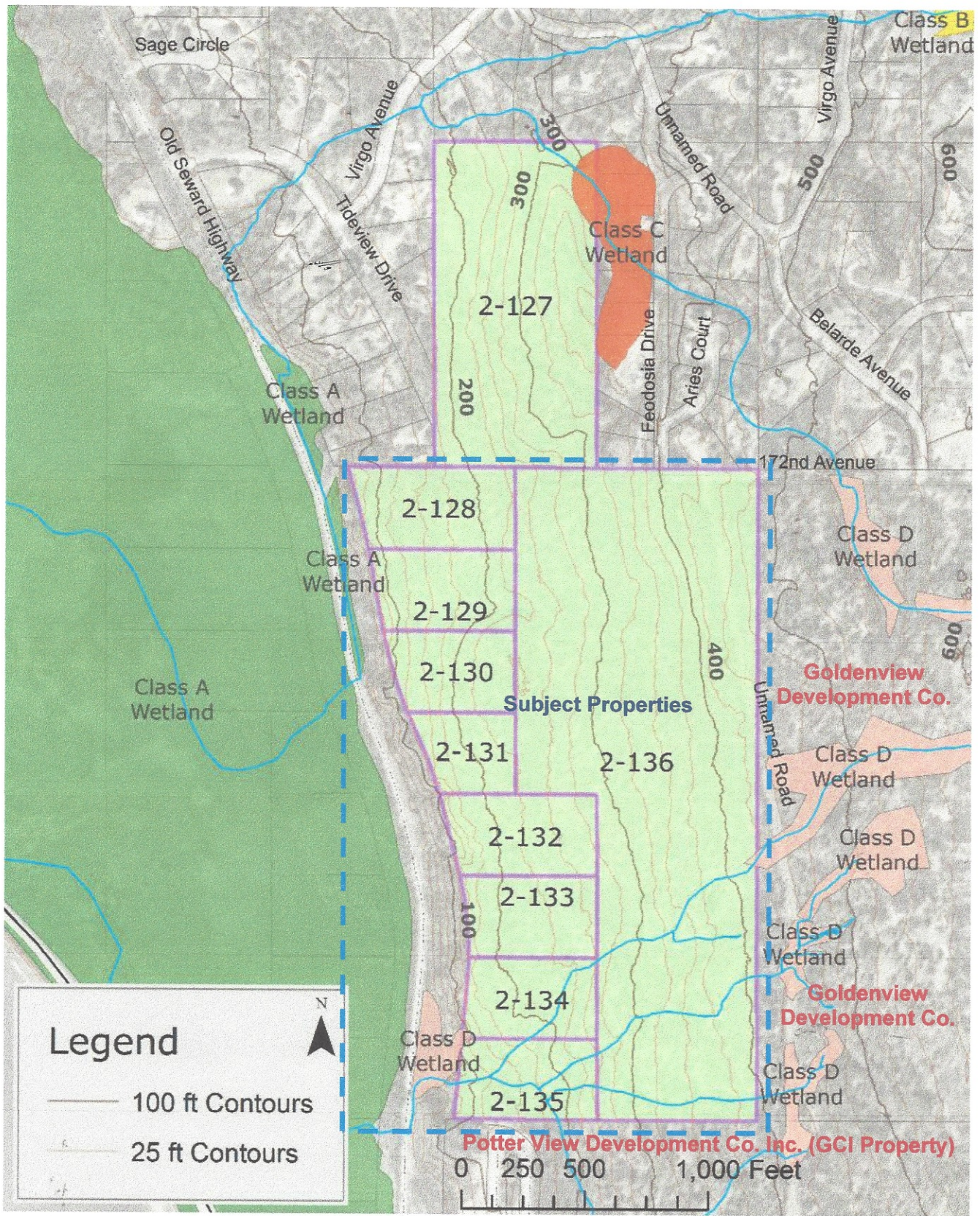
Ann Rappoport, Co-Chair
Ky Holland, Co-Chair
rabbitcreekcc@gmail.com

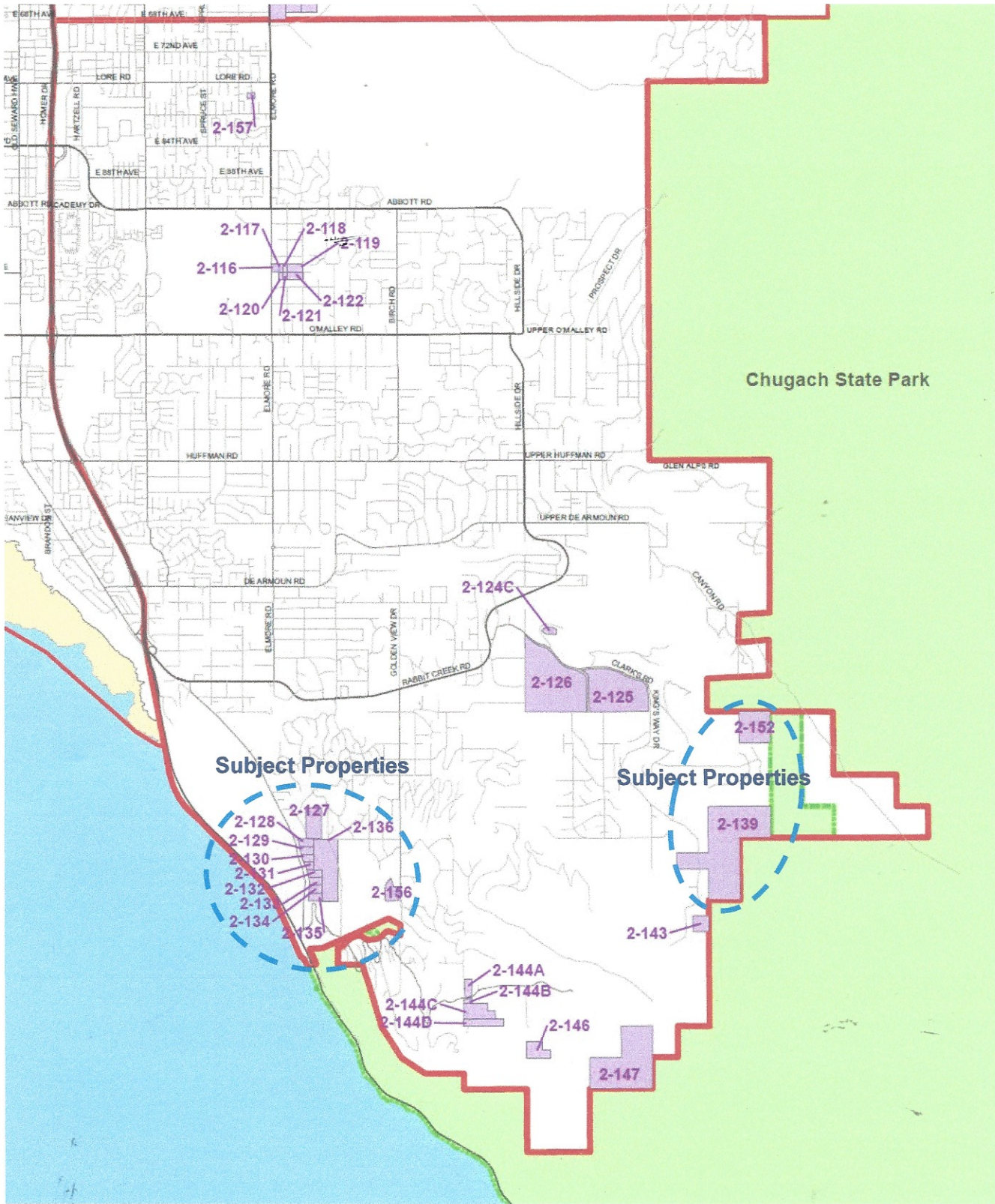
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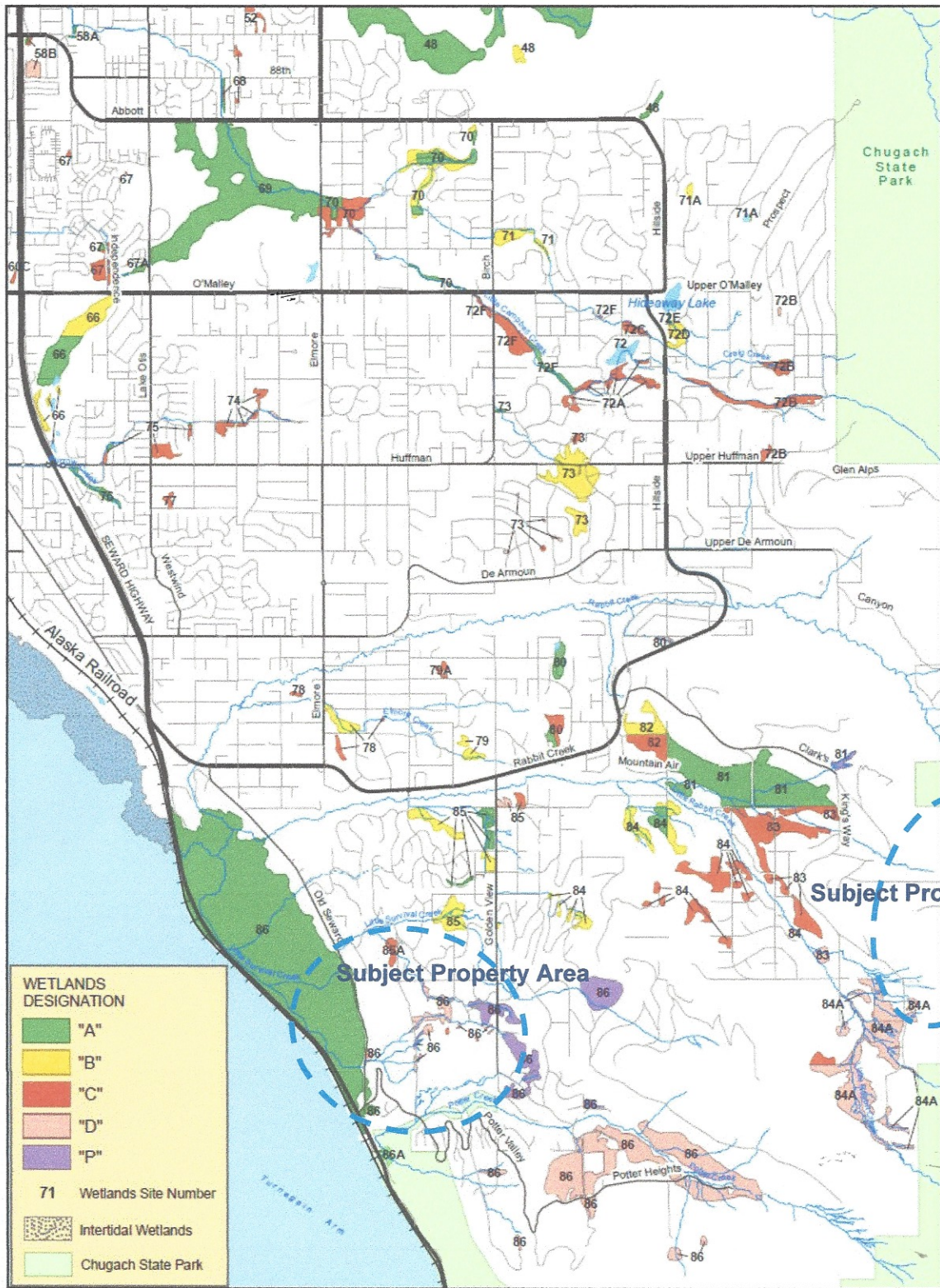
Nicole Jones-Vogel: Senior Property Manager, Jones-VogelINK@ci.anchorage.ak.us
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Cheryl Rosa & Kenneth Green, 17100 Feodosa Drive / Anchorage, AK 99516
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Equivest Mortgage Income Trust Inc., PO Box 173859 / Denver, CO 80217
Otto & Hildegard Poehling Trusts, 12555 Hillside Drive / Anchorage, AK 99516
Brewster's Rest Haven, PO Box 92226 / Anchorage, AK 99509
Gregg & Karen Conitz, 1543 "P" Street / Anchorage, AK 99501
Stolle Investments Inc., 14020 Jarvi Drive / Anchorage, AK 99515
Sean McLaughlin, PO Box 670927 / Chugiak, AK 99567







Note that wetland maps produced by the Municipality are not all inclusive. Wetland boundaries depicted on municipally produced maps are approximate. It is not possible to map all wetlands especially on private property without the ability to ground-truth suspected features. To obtain the most accurate information, it is incumbent on individual landowners to request a Jurisdictional Determination and/or wetland delineation from the Corps of Engineers or hire a professional wetland scientist to make a determination for submission to the Corps. MOA Long-Range Planning staff are responsible for maintaining wetland maps and datasets to service the Municipality of Anchorage. For the most accurate, up-to-date wetlands mapping information, contact the Municipal Long-Range Planning Section staff at (907)343-7921.

Figure 5
Wetland Designations
 Anchorage Bowl - Southeast

MOA Long-Range Planning, 2012

