

CHUGIAK COMMUNITY COUNCIL

P.O. Box 671350
Chugiak, Alaska 99567

April 22, 2004

TO: Municipality of Anchorage
Department of Planning
Zoning Division
P.O. Box 196650
Anchorage, AK 99519-6650
(4700 South Bragaw Street)
Phone: 343-7900
Fax: 343-7927

SUBJECT: Council Comments on Quinn Estates Subdivision
Case No. S-11257-1

Dear Sirs:

At the monthly meeting of the Chugiak Community Council (Council), held on April 15, 2004, the Council discussed proposed short plat no. S-11257-1. This plat proposes to subdivide one tract of land into seven lots in the Voyles Subdivision in Peters Creek. The case is scheduled to go before the Platting Officer on Monday, May 17, 2004.

The Council voted unanimously to oppose the plat as it fails to make accommodations for the Homestead collector. The Homestead collector is identified in the Chugiak-Eagle River Long-Range Transportation Plan and is scheduled in the Transportation Improvement Program (TIP) for 2007. According to these plans, the Homestead collector shall extend east-west from Voyles Boulevard to Oberg Road. Both Voyles Boulevard and Oberg Road are north-south running collectors.

Additionally, the Areawide Trails Plan identifies the need to construct a paved multi-use trail along the Homestead collector. This trail would not only allow access to the parks located on Oberg Road but would eventually connect to the trail system on Oberg Road allowing access into the Tablelands Subdivision and onto Mirror Lake Middle School.

The Peters Creek community needs the Homestead collector now more than ever as residential traffic is growing rapidly. Current residential development includes construction of many homes along Knik Vista and Judd as well as 100 homes in the Glenn View Estates North/Tablelands Subdivisions. Also, at the same April 15th Council meeting, Eklutna, Inc. gave their conceptional overview of future plans for residential developments in Chugiak. One of the areas to be developed is 1,000 acres north of the section line (Reese Road and Rankine Road). Eklutna estimates they may construct upwards of 600 homes at full build-out. Construction is expected to begin this summer starting with 100 lots.

Even though Voyles Boulevard is one of the main collectors in the area, a past platting action permitted Voyles Boulevard to end in a series of winding local residential streets. This has resulted in poor traffic circulation for the area with local roads having to handle faster through traffic.

The lack of collectors in the area is also documented in the Chugiak-Eagle River Transportation Plan:

"The area of Peters Creek between the New Glenn Hwy. and Knik Arm has been developed largely without the benefit of a collector system. As a result, traffic circulation in the area is circuitous, adding unnecessary mileage to most trips in the area."

Please do not let the history of Voyles Boulevard repeat itself. The Peters Creek community needs the Homestead collector. The Council respectfully requests that:

- Case No. S-11257-1 be denied
- The TIP schedule for Homestead collector development remain intact

You can contact me at 688-6575 if you have any questions.

Sincerely,



Merten Bangemann-Johnson
President
Chugiak Community Council