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|  | Rabbit Creek Community Council1057 West Fireweed Lane, Suite 100, Anchorage AK 99503 |  |

May 15, 2015

Planning and Zoning Commission

Anchorage Assembly

PO Box 195560, Anchorage, AK 99519

Jerry T. Weaver, Director, MOA Community Development Dep’t

Erika McConnell, Manager, MOA Current Planning Section

RE: PZC 2015-0049, Revisions to Title 21 regarding residential design standards and open space

There has been an egregious lack of public involvement or explanation regarding 2015-0049, revisions to residential design standards and open space under Title 21. Rabbit Creek Community Council requests delay of the public hearing on Case 2015-0049 to allow for a public work session(s) to present and explain the changes, followed by an additional public comment period.

The revisions in 2015-0049 appear to be extensive, substantive, and in some cases, technical. The design changes will affect the future quality of life and stability of neighborhoods for several generations to come. If the goal is to boost housing construction (and that has not been explained to the public), there should be a comprehensive economic analysis of the factors that affect the rate of multi-family housing construction. Little to no (non-subsidized) multifamily is being constructed under the old code, which has no design standards.  The costs of land, materials, labor, required infrastructure improvements, and building code regulations may be far more significant than the design standards.

Our Council, and apparently the general public, was never invited nor notified of the apparent long-running series of meetings and work sessions with realtors and developers to revise Title 21 to their liking. That early planning process offered participants extra influence. There is an appearance of an exclusive, special-interest process rather than the broad outreach appropriate for extensive Title 21 revisions.

Our Council was given less than 30 days to review Case 2015-0049, and did not receive Staff comments or any background regarding the proposed revisions. Our Co-chair was unable to reach Planning Staff despite phone calls and an e-mail inquiry over several days: staff were facing another deadline.

Our Council is concerned about the effects of the proposed changes to design standards and open space, and would like to comment; but we are not able to offer detailed, meaningful comments without adequate time and further explanation, such as through a work session.

Sincerely,

Nancy Pease, Co-Chair

CC: HALO, FCC