

September 16, 2005

Tom Nelson  
Director  
Planning Department  
Municipality of Anchorage  
4700 Bragaw Street  
Anchorage, AK 99507

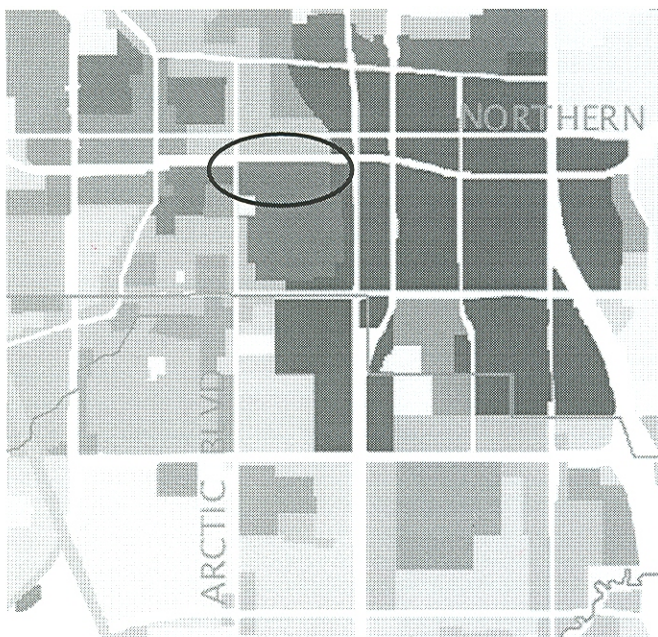
**RE: Comments on Title 21 Land Use Plan Map**

Mr. Nelson:

This letter is sent as a citizen of Anchorage, Alaska commenting on the proposed Title 21 Land Use Plan Map. I wish this comment to be added with the other public comments for Title 21.

### **Comment**

Currently, my company owns South Park Mobil Home Park located near the corner of Benson Blvd. and Arctic Blvd. My comment is about this area and the corner lots on Benson & Arctic. The circle on the map below indicates this location.



The proposed Land Use Plan Map shows this area has being Residential City Center Intensity. Currently, this area is zoned B3 and R4. It is my recommendation that the proposed Land Use Plan Map be changed from **Residential City Center Intensity** to **Commercial / Mixed-Use Major City Center**.

*A real estate development company.*

**Debenham Properties, LLC**  
2932 C Street, Suite C  
Anchorage, AK 99503  
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My reasons are as follows:

- Much of the current area especially along Benson is already zoned commercial. Changing the zoning from commercial to residential takes value away from owners of property that currently have B3 zoning.
- Property fronting Benson and Arctic is not a highly desirable residential location. This area is more conducive to commercial activity.
- This area is more liable than any other site in midtown to be able to transition to mixed-use in the near future.
- The site meets the Locational Criteria far better for mixed-use than residential.

I hope you will make the suggested changes for the next public draft review. I compliment you and your department on your hard work and quality of documents thus far. Thanks for all you do.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Debenham", written over a light blue horizontal line.

Shaun Debenham  
Vice President of Acquisitions and Development  
Debenham Properties, LLC

*A real estate development company.*

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