

Application for Preliminary Plat

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Alaska Railroad		Name (last name first) R&M Consultants, Inc. Dave Hale, PLS	
Mailing Address 327 West Ship Creek Avenue		Mailing Address 9101 Vanguard Dr.	
Anchorage, AK. 99501		Anchorage, AK. 99507	
Contact Phone – Day (907) 265-2411	Evening	Contact Phone – Day (907) 646-9651	Evening
E-mail terryc@akrr.com		E-mail dhale@rmconsult.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): See Narrative			
Site Street Address: 240 W. 1st. Avenue, Anchorage, AK. 99501			
Current legal description: (use additional sheet if necessary) See Narrative.			
Zoning: I1/PCD	Acreeage: 4.512 AC	Underlying Plat #: USS408	Grid #: SW1230
# Lots: 23	# Tracts:	Total # parcels: 23	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) Downtown Couplet Subdivision, Tract 1		
# Lots:	# Tracts: 1	Total # parcels: 1

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature

Owner Representative

(Representatives must provide written proof of authorization)

Date

4-1-25

Dave Hale, PLS

Print Name

S 1 2 8 3 2 JUN 0 2 2025

Accepted by:	Poster & Affidavit:	Fee:	Case Number: S12832	Meeting Date: P2C: 06/02/2025
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:
 Preliminary Plat Final Plat - Case Number(s):
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by: Public utility Community well Private well
 Wastewater disposal method: Public utility Community system Private on-site

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Signed application (original)
 Watershed sign off form, completed
 8½" by 11" reduced copy of plat
 Certificate to Plat

4 copies required: Subdivision drainage plan

9 copies required: Topographic map of platted area

14 copies required:
 (4 copies for a short plat)
 Signed application (copies)
 Preliminary plat
 As-built (if applicable)
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:
 Soils investigation and analysis reports (4 copies) Waived by _____

Application for Right-of-Way and Easement Vacation

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650




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Name (last name first) Alaska Railroad		Name (last name first) R&M Consultants, Inc. Dave Hale, PLS	
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Contact Phone – Day: (907) 265-2411	Evening:	Contact Phone – Day: (907) 646-9651	Evening:
E-mail: terryc@akrr.com		E-mail: dhale@rmconsult.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): See Narrative		
Site Street Address: 240 W. 1st. Avenue, Anchorage, AK. 99501		
Description of right-of-way/easement: (use additional sheet if necessary) See Narrative		
Zoning: 11/PCD	Acreage: 4.512	Grid #: SW1230
# Lots: 23	# Tracts:	Total # parcels: 23

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

Signature  Owner Representative (Representatives must provide written proof of authorization) Date 4-1-25

Print Name Dave Hale, PLS

S 1 2 8 3 2 JUN 0 2 2025

Accepted by:	Poster & Affidavit:	Fee:	Case Number: S12832	Meeting Date: P2C: 06/02/2025
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APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Fee:
 Plat: Copies Plat, full size 8½x11 reduced copy Watershed sign off form, completed
 Other Aerial photo Housing stock Zoning One copy, original application
 (8 sets short plat; 17 sets long plat)
 Property Title: Certificate to Plat
 Documents to provided unless waived by Platting Officer:
 Site topography (4 copies minimum) Waived by _____
 Soils investigation and analysis reports (4 copies minimum) Waived by _____
 Subdivision drainage plan Waived by _____

Municipal Vacation Policy

In considering any vacation of public rights-of-way, dedication, section line easement, BLM easement, or public use easement, the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board:

1. The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.
2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.
3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.
5. In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.
6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.



R&M CONSULTANTS, INC.
ANCHORAGE | FAIRBANKS | JUNEAU

April 3, 2025

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK. 99507

R&M No. 2852.03

RE: Preliminary Plat for Alaska Railroad Couplet Subdivision with Right-of-Way Vacation of a 60-foot portion of "A" Street.

LEGAL DESCRIPTION

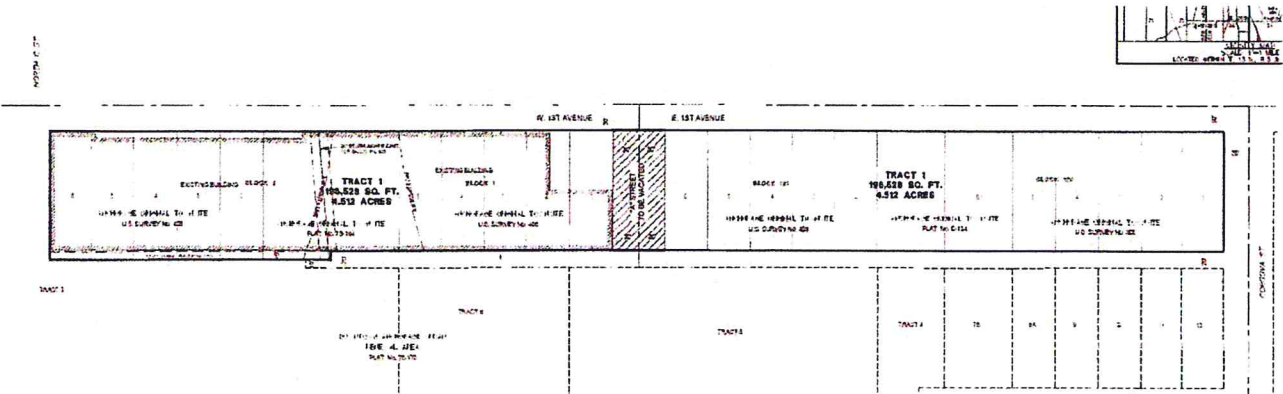
- Lots 1 thru 5, Block 120, Anchorage Original Townsite, U.S. Survey No. 408
- Lots 6A, Block 120 AND Lot 1A, Block 121, Anchorage Original Townsite, Plat No. C-124
- Lots 2 thru 6, Block 121, Anchorage Original Townsite, U.S. Survey No. 408
- Lots 1 thru 5, Block 1, Anchorage Original Townsite, U.S. Survey No. 408
- Lot 1A, Block 2, Anchorage Original Townsite, Plat No. 73-194
- Lots 2 thru 6, Block 2, Anchorage Original Townsite, U.S. Survey No. 408

PROPERTY TAX NUMBERS:

- Lots 1A and 2 thru 6, Block 2: 002-072-96-000
- Lot 5, Block 1: 002-072-94-00
- Lot 4, Block 1: 002-072-93-000
- Lot 3, Block 1: 002-072-92-000
- Lot 2, Block 1: 002-072-91-000
- Lot 1, Block 1: 002-072-90-000
- Lot 6, Block 121: 002-084-81-00
- Lot 5, Block 121: 002-084-80-000
- Lot 4, Block 121: 002-084-79-000
- Lot 3, Block 121: 002-084-78-000
- Lot 2, Block 121: 002-084-77-000
- Lot 1A, Block 121: 002-084-76-000
- Lot 6A, Block 120: 002-084-58-000
- Lot 5, Block 120: 002-084-75-000
- Lot 4, Block 120: 002-084-71-000
- Lot 3, Block 120: 002-084-72-000
- Lot 2, Block 120: 002-084-73-000
- Lot 1, Block 120: 002-084-74-000

PARCEL HISTORY

Anchorage Original Townsite was surveyed in 1915 under U.S. Survey No. 408. The survey created the downtown grid, with 60-foot rights-of-ways, and blocks of lots with 20-foot alleys. Barrow Street was vacated between Blocks 120 and 121 and created Lots 1A and 6A, by Plat No. C-124. "B" Street was vacated in 1973 when Lot 1A, Block 2 was created by Plat No. 73-194. The remainder of the original lots exist as created, along with "A" Street between Block 121 and Block 1.



REQUESTED ACTION

The Alaska Railroad owns all the existing parcels and proposes to vacate that portion of "A" Street that falls between Blocks 120 and 121, and combine all 23 parcels, and the "A" Street vacation, into a single tract.

Subdivision. The lots are currently being used for commercial purposes and a large building is built across all of Block 2, Lot 1A, and the majority of Block 1. The building was constructed in the 70's and was built across lot lines. This platting action would bring the property into conformity as the building would be contained within a large tract and not cross property lines.

MOA Title 21, Chapter 21.08.030 Design Standards, section 7. Alleys, prohibits dead-end alleys. This plat does not create a dead-end alley. The alley was dedicated by U.S. Survey No. 408 and falls to the south of this proposed subdivision. The alley was modified in two previous plats resulting in the dead-end alley. The first modification occurred by Plat No. C-122, which vacated the 20' alley and made it instead a 20' Utility Easement. The second modification came with Plat No. 73-194, which reconfigured Lot 1, Block 2, and Lots 6 Block 1, vacating "B" Street and creating a jog of 10-feet in the alley. The current proposed plat does not modify the lots or alley further.

Vacation. This platting action includes the proposed vacation of the portion of "A" Street between Block 121 and Block 1, Anchorage Original Townsite as shown on the attached preliminary plat. When considering the vacation of a public right-of-way the Municipality uses the following to guide the Community Development Department recommendation to the Platting Board.

1. *The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.*



The right-of-way is surplus to the current and future needs of the public because it no longer serves as a through way as intended by the original townsite plat. Plat No. 78-170, Downtown Anchorage Urban Renewal Area, created several large tracts that block access to the south. A 20-foot alley right-of-way remains along the south of the proposed subdivision; however, the alley was never constructed and is only used as a utility corridor. The alley would remain, but there are no plans to construct access within the alley. The only physical access to the proposed subdivision is from W. 1st Avenue. The right-of-way has not been used historically by the public and is currently part of a driveway and parking lot used only by the owners of the parcels. The "A" Street right-of-way dead ends at Tract 8 (Plat 78-170) and the raw ground to the south slopes steeply up to 2nd Court. Infrastructure in the area has been in place for decades and development that requires access from the current "A" Street dead end right-of-way is unlikely to occur.

- 2. The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.*

The proposed right-of-way vacation is not included in the OS&HP and is not currently or historically used for collecting traffic.

- 3. Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

The proposed vacation originally fell on the half mile grid and was intended to be used for through traffic. With the construction of the A-C Street Couplet in the 70's, this portion of "A" Street became excess to need as all property in the vicinity are provided direct access from other dedicated and constructed rights-of-way.

- 4. Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

The proposed vacation originally fell on the quarter mile grid and was intended to be used for through traffic. With the construction of the A-C Street Couplet in the 70's, this portion of "A" Street became excess to need as all property in the vicinity are provided direct access from other dedicated and constructed rights-of-way.

- 5. In all cases it must be proven that the remaining property in the area can be adequately served, and the traffic circulation is enhanced by the vacation of right-of-way.*

This portion of "A" Street provides no legal or physical access to the south and serves only as a driveway to Block 1 and Block 121, Anchorage Original Townsite. All lots within these blocks have direct access to W. 1st Avenue and do not require the right-of-way for access to the main road. Tract 8, directly south of "A" Street is provided constructed access via East 2nd Avenue.

- 6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.*

Realignment of the right-of-way will not enhance traffic circulation in this area because of steep topography preventing roadway from being connected further south. It is a short, dead-end section that has not been used as a right-of-way in over fifty years.

Utilities. A sanitary sewer line and storm drain collection system fall within the right-of-way, but do not serve the public. The Alaska Railroad is currently working with the MOA and AWWU to abandon both systems. The on-site storm system will be maintained by the railroad. The sanitary sewer system is not currently being used and there are no plans to use it in the future. Preliminary discussions with AWWU suggest that the lines can be abandoned in place. A natural gas line may fall within the right-of-way, and if required, can be protected with an easement. The railroad will work with ENSTAR during this platting process to assess where the line falls and how to ensure it is protected by an easement, if required.



CONCLUSION

This proposed subdivision aims to subdivide 23 lots and a vacated right-of-way into a single large tract. This proposed subdivision falls within the City Center designation outlined in the Anchorage 2040 Land Use Plan and is intended to support preservation of historic resources and a shared network of sidewalks and public spaces. The combination of lots into a single tract allows the owner flexibility to enhance the property by upgrading and preserving existing facilities leading to economic growth and improvements that are in harmony with the Anchorage 2040 Land Use Plan.

A concurrent process to rezone the lots within Block 1 from I1 (Light Industrial District) to PCD (Planned Community Development District) is included in this request. We understand that the proposed platting action is dependent on the approval of the rezone request.

Thank you for considering our request and please contact me directly with any questions or requests for additional information.

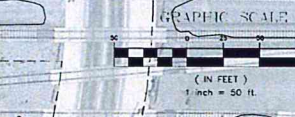
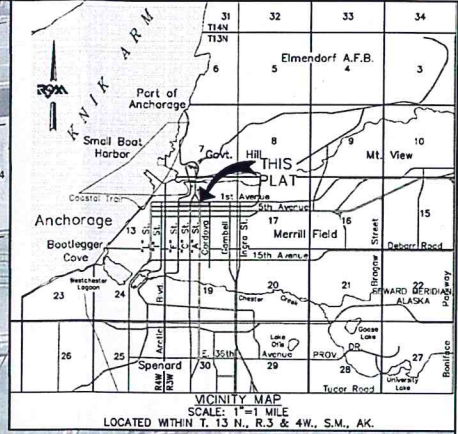
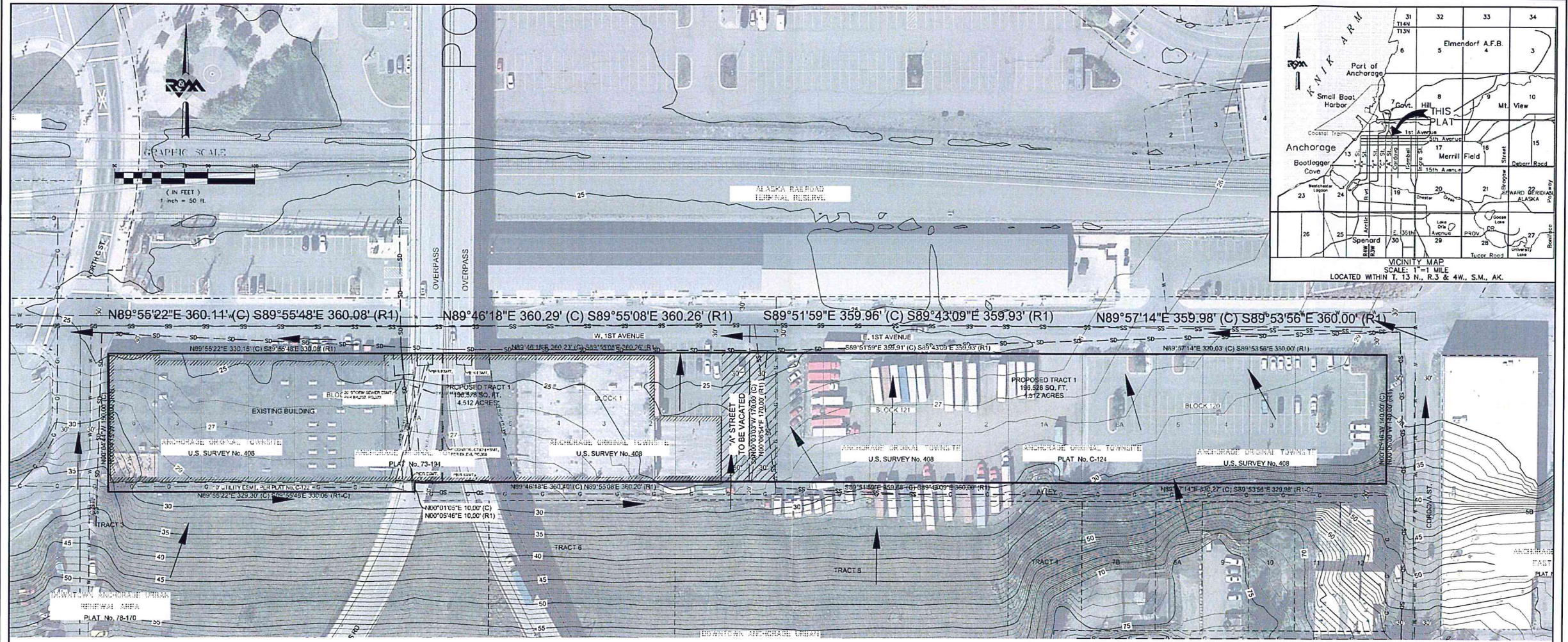
Sincerely,

R&M CONSULTANTS, INC.



Dave Hale, PLS
Senior Land Surveyor
(907) 646-9651





LEGEND
 DRAINAGE PATTERN

SURVEYOR'S CERTIFICATE
 I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS DRAINAGE PLAN WAS PREPARED BY ME USING CONTOURS DERIVED FROM VOA 2015 LIDAR DATA OF THE SITE.

DAVID C. HALE, L.S. 10395 DATE _____
 ANCHORAGE RECORDING DISTRICT

**DRAINAGE PLAN
 DOWNTOWN COUPLER SUBDIVISION
 CREATING TRACT 1**
 A SUBDIVISION OF
 LOTS 2 THRU 6 & LOT 1A, BLOCK 2; LOTS 1 THRU 5 & LOT 6A, BLOCK 1; LOTS 2 THRU 6 & LOTS 1A, BLOCK 121; AND LOTS 1 THRU 5 & LOT 6A, BLOCK 120, ANCHORAGE ORIGINAL TOWNSITE SURVEY CONTAINING 4.512 ACRES, MORE OR LESS
 LOCATED WITHIN T-13 N, SECTION 18, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA



ALASKA RAILROAD CORPORATION
 327 WEST SHIP CREEK AVENUE
 ANCHORAGE, ALASKA 99501

SURVEYOR:
 R&M
 9101 Vanguard Drive, Anchorage, Alaska, 99507
 PH (907) 522-1707 FAX (907) 522-3403
 www.rmconsult.com

AECC 111
 DRAWN: DCH SCALE: 1"=50'
 CHECKED: DCH FIELD BK: 2852.03 DATE: 04/01/25 SHEET: 1 OF 1

Pzc:
S 12832 JUN 02 2025

ALASKA RAILROAD

Community Meeting

Date | Time: Monday, March 10, 2025 | 6:30 PM to 7:30 PM

Location: Alaska Railroad Corporation General Office Building Lobby, 327 W Ship Creek Ave, Anchorage, AK

Community Meeting Summary

Project Overview:

The replat proposes to combine twenty-four (24) lots with vacation of the A Street right-of-way lying within the subdivision. The rezone proposes rezoning twelve (12) lots west of the A Street right-of-way from I-1, Light Industrial District to PCD, Planned Community District in accordance with AO 2006-46(S). The replat and rezone applications are proposed to be processed concurrently with public hearings on each before the Planning and Zoning Commission. The rezone will require a second public hearing before the Anchorage Assembly.

Anchorage Original Townsite Legal Description of Properties

REPLAT	
Block	Lots
1	1-5
2	1A, 2-6
120	1-5, 6A
121	1A, 2-6

REZONE	
Block	Lots
1	1-5
2	1A, 2-6

Meeting Objective:

The intent of the meeting was to present the proposed replat and rezone and to provide an opportunity for public comment.

Outreach:

- 155 event invitations, which included Title 21.03.020 required information, were distributed to the Downtown Community Council, the Planning Department, and the nearby property owners through the mail on February 14, 2025.

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ALASKA RAILROAD

Community Meeting

Date | Time: Monday, March 10, 2025 | 6:30 PM to 7:30 PM

Location: Alaska Railroad Corporation General Office Building Lobby, 327 W Ship Creek Ave, Anchorage, AK

Community Meeting Summary

Meeting Summary:

The community meeting was held in the lobby of the Alaska Railroad General Office Building. No formal presentation was given but provided opportunities for one-on-one conversations with attendees. The boards and meeting materials were set up centrally to facilitate any conversations or questions.

Attendance:

One participant attended and opted to sign in on the attendance sheet.

Meeting Materials:

- Boards with project location, Anchorage 2040 Land Use Plan zoning and Our Downtown District Plan zoning
- Public Comment forms
- Sign-In sheets

Comments:

One on One Conversation Summary:

Attendee was a nearby condo owner who received the meeting invitation in the mail. The resident had questions about the proposed replat and rezone but was particularly concerned with the possibility of a transitional living facility or navigation center being developed. The project team explained that the property currently has a long-term tenant and that there were no plans for a transitional living facility or navigation center.

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