

PLANNING DEPARTMENT CURRENT PLANNING STAFF ANALYSIS PLATTING

DATE: June 2, 2025

CASE: S12832

Downtown Couplet Subdivision, Tract 1

Lots 1 thru 5, Block 120, Anchorage Original Townsite Subdivision, U.S. Survey No. 408

Lots 6A, Block 120 and Lot 1A, Block 121, Anchorage Original Townsite, Plat C-124

Lots 2 thru 6, Block 121, Anchorage Original Townsite Subdivision, U.S. Survey No. 408

Lots 1 thru 5, Block 1, Anchorage Original Townsite Subdivision, U.S. Survey No. 408

Lot 1A, Block 2, Anchorage Original Townsite, Plat 73-194

Lots 2 thru 6, Block 2, Anchorage Original Townsite, U.S. Survey No. 408

REQUEST: Subdivision of twenty-three (23) lots into one (1) tract and vacation of a 60-foot x 140-foot right-of-way (A Street portion) dedicated per U.S. Survey No. 408

RECOMMENDATION: Approval of the Preliminary Plat and Right-of-Way Vacation

PETITIONER: Alaska Railroad

REPRESENTATIVE: R&M Consultants

COMMUNITY COUNCIL: Downtown

TAX IDENTIFICATION: 002-072-90 thru -94; 002-084-58, 002-084-71 thru -81

GRID: SW1230/SW1231

SITE

Area: ± 4.51 acres

Utilities: Public water and wastewater

Topography: Level

Vegetation: Limited landscaping

ZONING: I-1 (Light Industrial) & PCD (Planned Community Development) districts

COMPREHENSIVE PLAN

Land Use Classification: "City Center", per *Anchorage 2040 Land Use Plan*
"Ship Creek", per *Anchorage Downtown District Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PCD	I-2	PLI	PLI
Land Use:	Downtown Industrial	Downtown Industrial	Downtown Industrial	Downtown Industrial

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

REQUEST

This is a request for a subdivision of twenty-three (23) lots into one (1) tract and vacation of a 60-foot x 140-foot right-of-way portion of A Street.

A concurrent Planning and Zoning Commission case will rezone the Light Industrial (I-1) portion of the property to Planned Community Development (PCD) District (Case 2025-0055). The purpose of the rezone and subdivision plat is to consolidate the properties into one tract in a reversion to acreage. Staff has requested as a condition of approval for the rezone to be effectuated first, thus not creating a split-zoned tract before final plat approval for this proposed subdivision can proceed. Any easements requested by the utilities will replace the vacated right-of-way.

Per Anchorage Municipal Code (AMC) 21.02.040B.2., the Planning and Zoning Commission has authority over this preliminary plat and right-of-way vacation because it is associated with a rezone application (case 2025-0055).

The applicant is requesting a waiver from the requirement to provide a geotechnical investigation at time of preliminary plat submittal. The area for this plat is within seismic zone 4. AMC 21.08.030I.1. states:

"A geotechnical investigation shall be performed to evaluate the potential for seismic induced ground failures across that portion of the subdivision within seismic zones 4 and 5 of the municipality's seismically-induced ground failure maps. The requirement for a geotechnical investigation shall apply to all zoning districts, unless otherwise waived by the platting authority."

The applicant is requesting the waiver as a full geotechnical report will be required for any new development as part of the building design and permitting process. The Planning Department supports the request for the waiver of the geotechnical report and for it to be submitted under the building permit review process.

DEPARTMENTAL AND PUBLIC COMMENTS

No Municipal or State reviewing agencies have objections to the proposed vacation or preliminary plat. The Traffic Engineering Department and Right of Way Section have no objections to the right-of-way vacation.

On May 7, 2025, the Planning Department mailed 338 public hearing notices, in accordance with AMC 21.03.200H.3. As of this writing, the Planning Department has received no public comments. The Downtown Community Council did not provide comments.

Attachment 2. Application includes the petitioner's affidavit of posting, community meeting summary, and application submittal to the Planning Department. *Attachment 3. Comments* includes all comments received by the Planning Department in their original format.

Summary of Reviewing Agency Comments:

1. Utility agencies have requested easements.
2. Private Development:

Roads: The subject parcels are bound by the following rights-of-way:

- West and East 1st Avenue to the north (60' ROW)
- Cordova Street to the east (60' ROW)
- C Street to the west (60' ROW)
- Unnamed 20' alley to the south.

Improvements: No peripheral improvements are required at this time. Advisory Comment: At the time of future development, improvements to West 1st Avenue, East 1st Avenue, and Cordova Street fronting proposed Tract 1 to Class A standards would be required per Table 21.08-1.

Plat Notes: Private Development recommends no change to the proposed plat notes.

Vacation of ROW: Street (60' ROW) between 1st Avenue and the alley. The right-of-way appears to be surplus to the current and future needs of the public.

Recommendation: Private Development does not object to the proposed subdivision that aims to subdivide 23 lots and a vacated right-of-way (A Street) into a single tract. Private Development recommends approval of the plat subject to the above recommendations.

3. Addressing: No comments.
4. Municipal Right of Way Section:

Right of Way supports the proposed action and has no additional comments.

5. Municipal Traffic Engineering Department:

Traffic Engineering recommends approval of this preliminary plat, with the following comments and conditions:

The proposed tract has frontage to C Street to the west, East and West 1st Avenues to the north, and Cordova Street to the east. The Municipality of Anchorage manages all roadways. There is a 60-foot right-of-way with 28-foot-wide paved roadway with curb and gutter to the north and gravel shoulder to the south for 1st Avenue. The petitioner shall eliminate the marked perpendicular parking spaces and loading berths shown on aerial and street view imagery that front 1st Avenue. East 1st Avenue could support parallel parking along the south side of roadway.

The proposed platting action is creating a single tract by removing interior lot lines and vacating the undeveloped A Street 60-foot right-of-way. The resulting tract will have approximately 1,400 feet of frontage. Municipal Driveway Standards limit the number of driveways to a maximum of three for lots greater than 600 feet. Currently, there are three access driveways to 1st Avenue. The driveway located east of the building and adjacent to the undeveloped right-of-way exceeds the maximum width allowed for a commercial driveway and appears to have striped on-site parking partially located in the right-of-way.

Traffic Engineering request the following plat note to be added:

“Any additional access to 1st Avenue from Tract A will require approval from the Municipal Traffic Engineering Department.”

Traffic Engineering recommends resolution of the following items prior to recording the final plat:

- Remove the existing parking lines located along the south side of West 1st Avenue that serve buildings at 128 and 240 West 1st Avenue.
- Reduce the width of existing driveway at east end of 128 West 1st Avenue and vacated portion of right-of-way by installing temporary barriers along the property line. This driveway width is to be a permanent reduction with future redevelopment on Tract A.

Vacation of Right of Way:

Traffic Engineering has no objection to the vacation of undeveloped right-of-way. The application clearly demonstrates this portion of right-of-way is in excess of municipal needs.

6. Alaska Department of Transportation and Public Facilities (DOT&PF):

- No objections to the proposed platting action.
- No objections to the proposed right-of-way action.
- DOT&PF will require the preliminary plat to show all easements for the A and C Bridge, including the airspace easement and easements for any bridge

abutments and supports that are within the property. The petitioner shall accurately depict and carry these easements over from the prior plats.

- Please be aware that future redevelopment under the bridge will have material size limitations and restrictions.

7. Anchorage Water and Wastewater Utility (AWWU):

No comments received at the time of this writing.

8. On-Site Water and Wastewater Services (OSWWS): No objection.

9. Watershed Management Services (WMS):

Portions of these lots are within the floodplain as determined by the Federal Emergency Management Agency. Watershed Management Services requests the addition of the following plat note:

“Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”

There are mapped storm drains located within the vacated right-of-way. Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is necessary to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

STAFF ANALYSIS

The petition site is located south of East 1st Avenue, west of Cordova Street, east of C Street, and north of 2nd Avenue. The I-1-zoned parcels in this preliminary plat are under consideration for a rezone to the Planned Community Development (PCD) district. The platting action will not create a split-zoned lot as the plat will not record until the rezone is effective. The subject property meets the minimum lot size and width required by the respective zoning district and other dimensional standards required by Title 21.

Roads and Right-of-Way (ROW) Vacation Request

The proposed platting action is creating a single tract by removing interior lot lines and requesting vacation of the undeveloped A Street 60-foot right-of-way that creates a tract with approximately 1,400 feet of street frontage. Municipal Driveway Standards limit the number of driveways to a maximum of three for lots greater than 600 feet. Currently, there are three access driveways to 1st Avenue. The driveway located east of the building and adjacent to the undeveloped right-of-way exceeds the maximum width allowed for a commercial driveway and appears to have striped on-site parking partially within the public right-of-way. A condition of approval is that the petitioner remove the existing parking lines located along the south side of

West 1st Avenue, and reduce the width of the existing driveway at the east end of 128 West 1st Avenue and the vacated portion of right-of-way by installing temporary barriers along the property line.

The Municipality must consider the following criteria for any vacation of public rights-of-way, dedication, section line easement, Bureau of Land Management (BLM) easement, or public use easement:

- 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 applicant has included their statement pursuant to the above (see *Attachment 2. Application*), and states that the right-of-way (portion of C Street) is surplus to current and future public needs. The right-of-way no longer serves as a thruway as intended in the original townsite plat. The construction of the A-C Street Couplet bridge in the 1970's eliminated the need for access from this right-of-way that dead-ends at the slope of Tract B (Plat 78-170). Utility agencies will be able to ask for necessary easements for any existing utilities.

The Traffic Engineering Department and Right-of-way Section state in their comments that they have no objection to the vacation. The Planning Department also has no objection to the vacation request.

- 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.**

This portion of right-of-way is not part of the *Official Streets & Highways Plan (OSH&P)*.

- 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 subject right-of-way originally fell on the half-mile grid, with an intended use for thru traffic. With the construction of the A-C Street Couplet and bridge, this portion of A Street became excess in all future needs for right-of-way. Existing rights-of-way front and provide access to all property.

- 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 subject right-of-way originally fell on the quarter-mile grid, with an intended use for thru traffic. With the construction of the A-C Street Couplet and bridge, this portion of A Street became excess in all future needs for right-of-way. Existing rights-of-way front and provide access to all property.

- 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 vacation will not have any impact on traffic circulation and is not part of the *OSH&P*. The right-of-way is in excess of Municipal need because other dedicated rights-of-way provide access to the surrounding properties. The vacated portion also dead-ends into a steeply sloped hill. There are rights-of-way to access the remaining property.

- 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.**

This vacation will not result in a realignment of any existing right-of-way and does not impact existing traffic circulation.

Agencies have expressed no objection to the request to vacate the 60-foot x 140-foot right-of-way (A Street portion) dedicated per U.S. Survey No. 408. The utility companies will have the opportunity to review the proposed plat and request easements as necessary. This will include AWWU, which has existing sanitary sewer main on the property. Therefore, the Planning Department believes that the right-of-way is in excess of municipal need and recommends approval of this vacation subject to conditions of approval.

DEPARTMENT RECOMMENDATION

- A. Approval of the request for a waiver to AMC 21.08.0301.1. *Seismically-Induced Ground Failure Hazard- geotechnical investigation* subject to the following condition:
1. Submit a completed geotechnical investigation to Development Services at time of building permitting.
- B. Approval of the request for vacation of a 60-foot x 140-foot right-of-way (A Street portion) dedicated per U.S. Survey No. 408 subject to the following condition:
1. Record a suitable plat within 24 months of its approval (and any time extensions).
- C. Approval of the plat for 24 months subject to the following conditions:
1. Resolve utility easements.
 2. Prior to final plat recording, complete and effectuate the zoning of the subject property to Planned Community Development (PCD) district.
 3. Resolve with Private Development the need for and location of drainage easements. This is necessary to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

4. Resolve with Anchorage Water & Wastewater Utility the need for and location of sanitary sewer, water easements, and appurtenances or abandonment.
5. Resolve the following items with Traffic Engineering prior to recording the plat:
 - a. Remove the existing parking lines located along the south side of West 1st Avenue that serve existing buildings at 128 and 240 West 1st Avenue.
 - b. Reduce the width of existing driveway at the east end of 128 West 1st Avenue and vacated portion of right-of-way by installing temporary barriers along the property line. This driveway width is to be a permanent reduction with future redevelopment on Tract A.
6. Make the following drafting change:
 - a. Add MOA Case No. S12832 to the title block.

Reviewed by:



Melisa R. K. Babb
Director

Prepared by:



Shawn Odell
Senior Planner

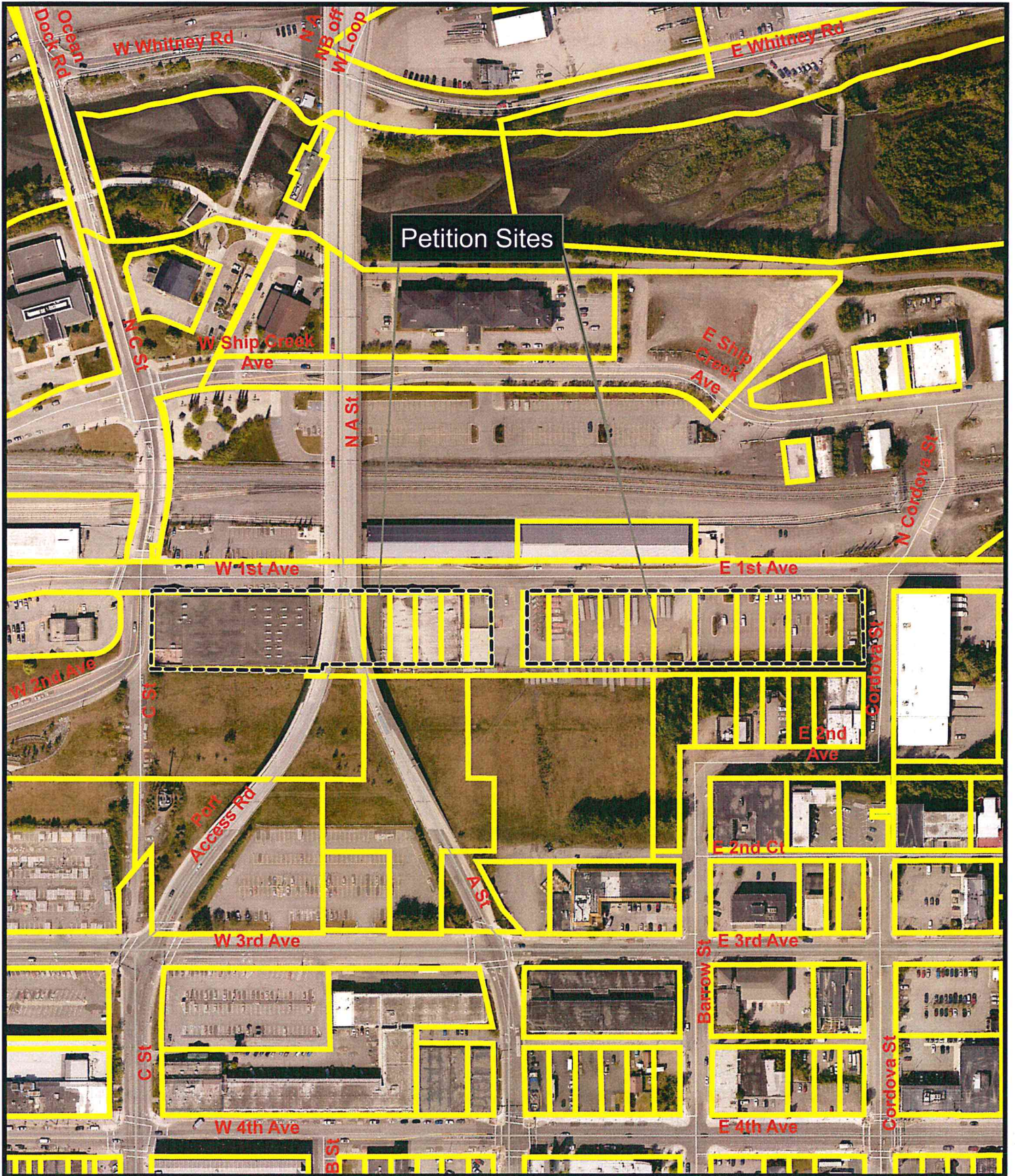
S12832

Attachment 1.

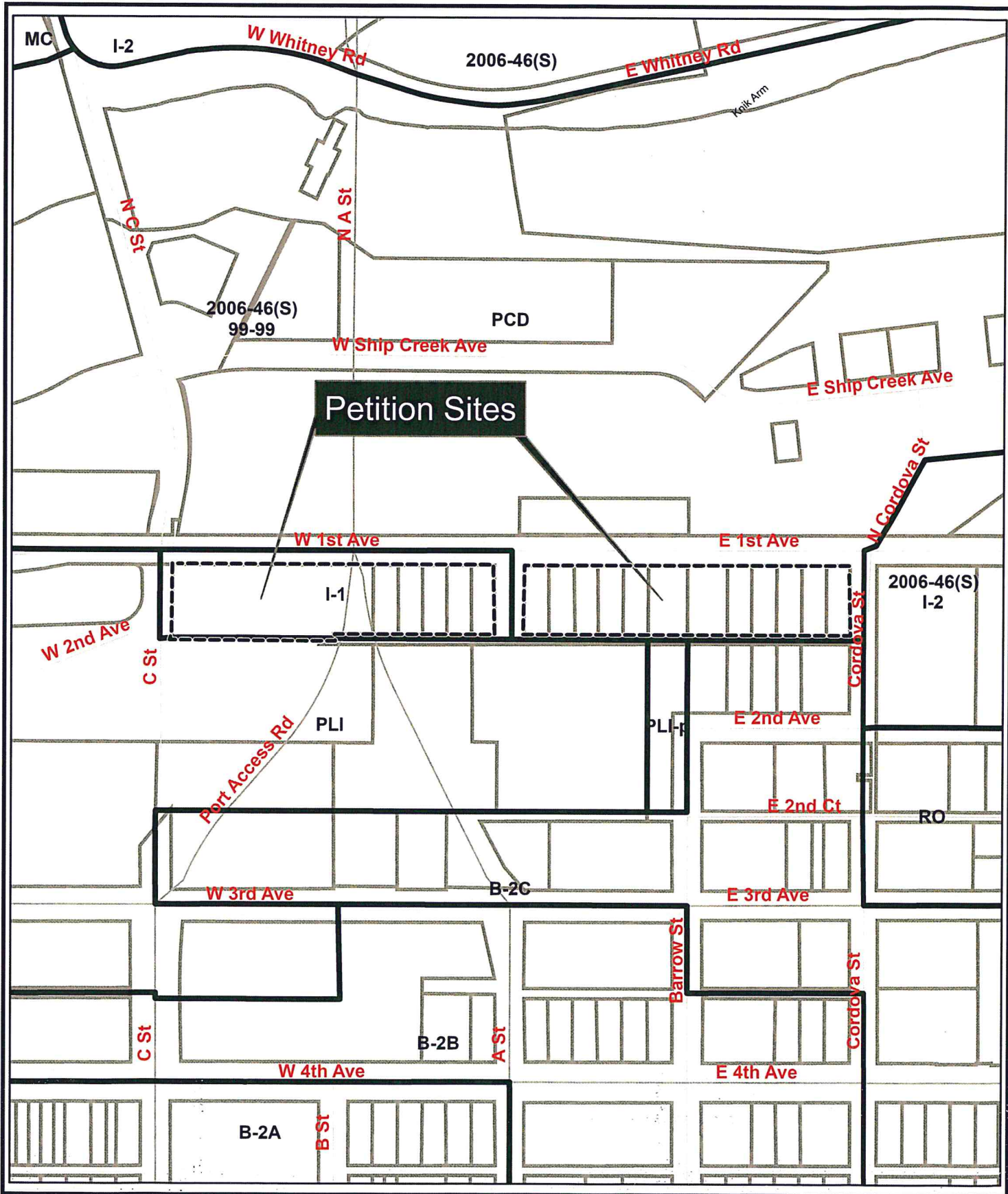
Parcel Boundary Maps

Case S12832

S12832



S12832



Municipality of Anchorage
Planning Department

Date: 4/14/2025

Attachment 2.

Application

Case S12832

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




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.

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: I1/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: S/2832	Meeting Date: P2C: 06/02/2025
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COMPREHENSIVE PLAN INFORMATION

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

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 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
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 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
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 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
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 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 provided 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)

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.



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

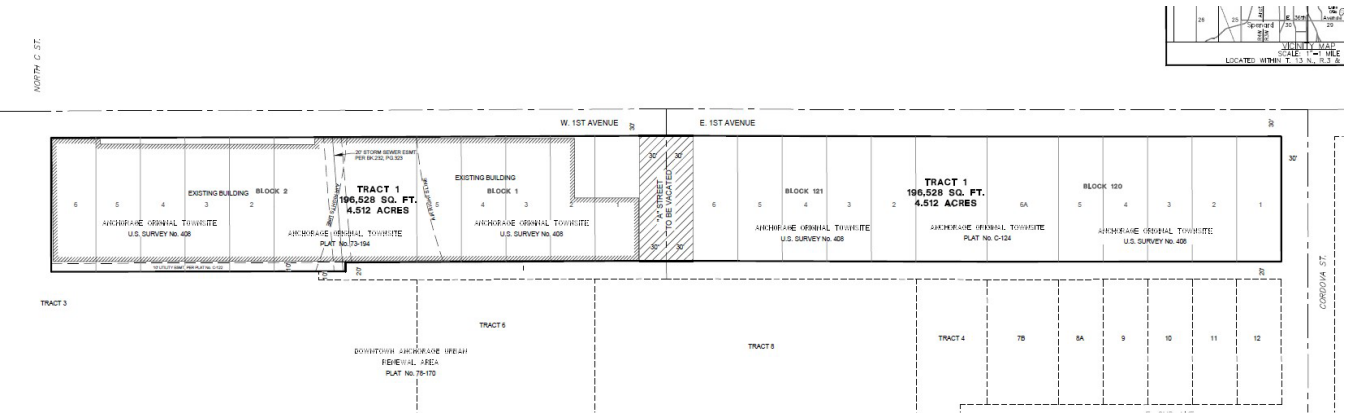
Lot 3, Block 120: 002-084-72-000

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



WMS WATERCOURSE MAPPING SUMMARY

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Alaska Railroad First Avenue Subd.
- Project Location, Tax ID, or Legal Description: Blocks 1, 2, 120, & 121 AOT
parcels on 1st Ave between Cordova and N. C St. (See attached exhibit)
- Project Area (if different from the entire parcel or subdivision): _____
parcels on 1st Ave between Cordova and N. C St. (See attached exhibit)

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

DOES NOT contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

DOES contain ~~stream channels~~ and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED.****

Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

ADDITIONAL INFORMATION:

- | | | | |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available. | | |

Inspection Certified By:

Date:



3/11/25



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.





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.

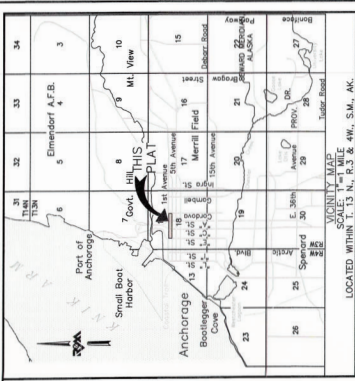
Meeting Materials:

- 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.



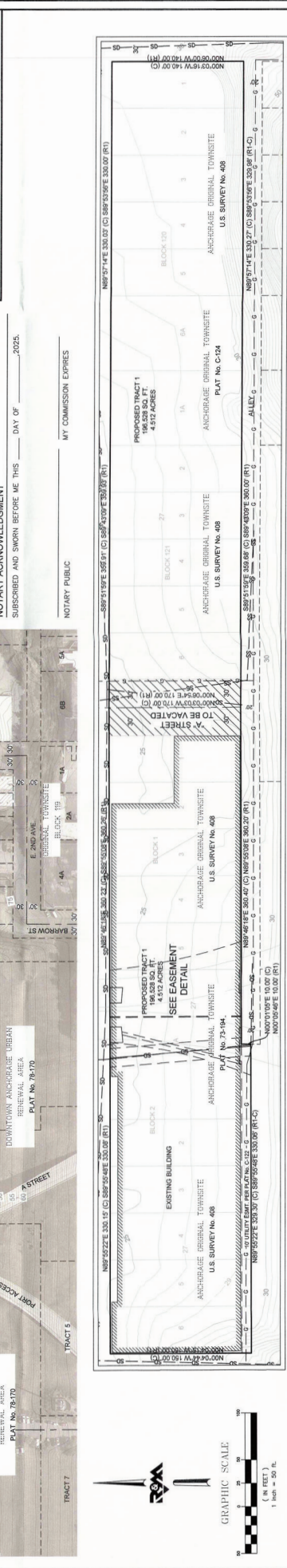
LOCATED WITHIN PLAT 13, N. 1/4, R. 2E, 4W, S. 14, AK.
 ANCHORAGE ORIGINAL TOWNSHIP
 U.S. SURVEY No. 408

CERTIFICATE OF OWNERSHIP
 I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF DOWNTOWN COUPLET SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE REAL PROPERTY SHOWN HEREON, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EVIDENCE OF THIS MONUMENT IS SHOWN CORRECTLY AND THAT ALL CORNERS ARE SET BY ME OR BY OTHER SURVEYORS AS SPECIFIED IN THIS SUBDIVISION AGREEMENT. THEY WILL BE SET AS SPECIFIED IN THIS SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A.

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025.
 MY COMMISSION EXPIRES _____

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE
 THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND PURPOSES, INCLUDING, BUT NOT LIMITED TO, EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROWS, DRIVEWAYS, THROUGHPIECES AND PARKS SHOWN HEREON.
 DATED AT ANCHORAGE, ALASKA THIS _____ DAY OF _____, 2025.
 ATTEST:
 MUNICIPAL CLERK _____ MAYOR OF ANCHORAGE _____

TAX CERTIFICATION
 ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL AND IF APPROVAL IS SOUGHT BETWEEN JANUARY AND THE 15TH DAY OF FEBRUARY, SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

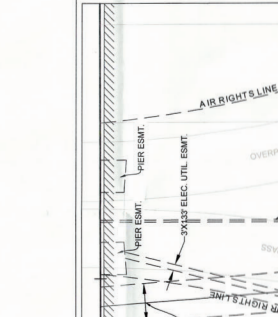


LEGEND
 (1) FOUND PRIMARY MONUMENT AS DESCRIBED
 (2) SET TYPICAL ALUMINUM CAP THIS SURVEY
 (3) SET TYPICAL BRASS ALUMINUM MONUMENT THIS SURVEY
 (4) SUBDIVISION BOUNDARY
 (5) LOT LINE WITHIN THIS SUBDIVISION
 (6) ADJACENT PROPERTY LINE NOT SURVEYED
 (7) CENTERLINE OF ROAD RIGHT-OF-WAY
 (8) EASEMENT LINE
 (9) HELD FOUND MONUMENT POSITION
 (10) ASSURED DIMENSION THIS SURVEY
 (11) CORNER
 (12) PROPORTIONED DIMENSION
 (13) COMPUTED POINT, NOTHING FOUND OR SET
 (14) COMPUTED BY BEARING-BEARING INTERSECTION
 (15) RECORD DIMENSIONS PER PLAT No. 78-170
 (16) COMPUTED FROM PLAT No. 78-170
 (17) EASEMENT DEDICATED BY THIS PLAT
 (18) DTP
 (19) ANCHORAGE RECORDING DISTRICT

NOTES
 1. THE PROPERTY OWNER AND UTILITIES SHALL NOT RAISE, LOWER, OR RE-GRADE THE PROPERTY IN ANY MANNER THAT WOULD AFFECT THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, DRIVEWAYS, THROUGHPIECES AND PARKS SHOWN HEREON.
 2. PROPERTY OWNERS AND UTILITIES SHALL NOT OBSTRUCT, IMPEDE, OR ALTER APPROVED DRAINAGE FACILITIES (E.G. SWALES, DITCHES) IN ANY WAY THAT WILL ADVERSELY IMPACT ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
 3. EASEMENTS THAT ARE NOT REFERENCED WITH (10M) ARE NOT DEDICATED BY THIS PLAT.
 4. CONTOURS ARE BASED ON MOA 2015 LIDAR AND THE INTERVAL IS ONE-FOOT.
 5. THE PER EASEMENTS AND 3X13' ELECTRIC UTILITY EASEMENT WERE ACQUIRED DURING THE STATE OF ALASKA PORT ACCESS PROJECT No. F-042-(023), DATED AUGUST 14, 1973, AN UNRECORDED EASEMENT DOCUMENT OUTLINING THE TERMS WAS SIGNED ON SEPTEMBER 14, 1972.
 6. THE AIR RIGHTS FOR THE BRIDGE OVERPASS WERE ACQUIRED DURING THE STATE OF ALASKA PORT ACCESS PROJECT No. F-042-(023), DATED AUGUST 14, 1973, AN UNRECORDED EASEMENT DOCUMENT OUTLINING THE TERMS WAS SIGNED ON SEPTEMBER 14, 1972.
 7. PORTIONS OF THIS SUBDIVISION ARE SITUATED WITHIN THE FLOOD HAZARD DISTRICT AS IT EXISTS ON THE DATE HEREOF. THE BOUNDARIES OF THE FLOOD HAZARD DISTRICT MAY BE ALTERED BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION (FEMA) AND ANY LAND WITHIN THE FLOOD HAZARD DISTRICT SHALL CONFORM TO THE REQUIREMENTS OF ANCHORAGE MUNICIPAL CODE Z107.020E OR ANY FUTURE REVISION.
 8. A CONSTRUCTION COVENANT FOR THE REPAIR OF A STORM SEWER LINE THAT FAILS BEHIND AS RECORDED AT BOOK 232, PAGE 323, AND IS NOT SHOWN HEREON.

ANCHORAGE RECORDING DISTRICT
 PRELIMINARY PLAT OF
DOWNTOWN COUPLET SUBDIVISION
 CREATING TRACT 1
 LOTS 2 THRU 6 & LOT 1A, BLOCK 2; LOTS 1 THRU 5, BLOCK 1; LOTS 2 THRU 6 & LOTS 1A, BLOCK 121; AND LOTS 1 THRU 5 & LOT 6A, BLOCK 122, CONTAINING 4.512 ACRES, MORE OR LESS
 LOCATED WITHIN THE N1/4 & THE NE1/4, SECTION 18, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA

SURVEYOR'S CERTIFICATE
 I, DAVID C. HALE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF DOWNTOWN COUPLET SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE REAL PROPERTY SHOWN HEREON, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EVIDENCE OF THIS MONUMENT IS SHOWN CORRECTLY AND THAT ALL CORNERS ARE SET BY ME OR BY OTHER SURVEYORS AS SPECIFIED IN THIS SUBDIVISION AGREEMENT. THEY WILL BE SET AS SPECIFIED IN THIS SUBDIVISION AGREEMENT. LOT CORNERS TO BE SET BY N/A.



APPROVALS
 AUTHORIZED OFFICIAL _____ DATE _____
 PLATING OFFICER _____ DATE _____
 MUNICIPAL SURVEYOR _____ DATE _____
 PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY ON THIS _____ DAY OF _____, 2025.
 AUTHORIZED OFFICIAL _____ DATE _____

ANCHORAGE, ALASKA 99501
 327 WEST SHIP CREEK AVENUE
 ANCHORAGE, ALASKA 99501
 SURVEYOR: DAVID C. HALE
 LICENSE NO. 4918
 \$12,832 JUN 07 2025
 R&A
 RECORDS: 11-1007 NEW PWD 282328 [800] NO. 349230/SWEP
 SCALE: 1"=50' [800] NO. 349230/SWEP
 SHEET: 1 OF 1




AFFIDAVIT OF POSTING

CASE NUMBER: S12832

I, DAVE KALE hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Subdivision and Vacation. The notice was posted on _____ which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of April, 2025.

Signature 

LEGAL DESCRIPTION

Tract or Lot: L1A 4 2-6, BLK 2 / L1-5, BLK 1 / L1A 4 2-6, BLK 121 / L6A 4 1-5, BLK 120

Block: _____

Subdivision: Anchorage Orig. Townsite









Attachment 3.

Comments

Case S12832



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: May 5, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases S12832, 2025-0055, 2025-0056 & 2025-0067: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the June 2, 2025 Planning and Zoning Commission hearing:

- **S12832** – Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194); Lots 2-6, Block 2, Original Townsite of Anchorage (Plat C-122); Lots 1-5, Block 120, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lot 6A, Block 120 and Lot 1A, Block 121, Replat Block 120 and 121, Original Townsite, Anchorage Alaska (Plat C-124); Lots 2-6, Block 121 and Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409, Anchorage Recording District, State of Alaska;
 - Portions of these lots are located in the floodplain as determined by the Federal Emergency Management Agency. Private Development requests the addition of the following plat note.
 - “Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”
 - There are mapped storm drains located within the ROW that is being requested to be vacated. Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

- 2025-0055 - Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lots 2, 3, 4, 5, 6, Block 2, Original Townsite of Anchorage (Plat C-122); Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194);
 - WMS has no comments on or objections to this request.

- 2025-0056 - Context Sensitive Solutions (CSS) Transportation Project Review (Design Study Report) for AMATS: Academy Drive and Vanguard Drive (Project #CFHWY00783/0001753);
 - Based on the plans and narrative submitted this project qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1, Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5.

- 2025-0067 - Township 8 North, Range 3 East, Section 13, Seward Meridian (PTN.);
 - WMS has no comments on or objections to this request.

Kimmel, Corliss A.

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 5, 2025 2:48 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: OSP Design Group
Subject: RE: S12832 Request for Reviewing Agency Comment

[EXTERNAL EMAIL]

Corliss,

In review GCI has underground fiber in the area without an easement established we object to the ROW vacation for plat S12832 - Downtown Couplet Subd Tract 1.

Thanks,

GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, April 14, 2025 5:18 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12832 Request for Reviewing Agency Comment

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Attached please find our Routing Coversheet for the above referenced Long Plat Case S12832 which is scheduled as a Public Hearing before the Planning and Zoning Commission on 06/02/2025. Routing material can be viewed by clicking the link below, scrolling to bottom of page and selecting S12832 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel (Corliss.Kimmel@anchorageak.gov) & Lori Blake (lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[https://www.muni.org/CityViewPortal/Planning/Status?planningId=18198.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18198)



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

MUNICIPALITY OF ANCHORAGE



Development Services Department
Private Development Section

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Suzanne LaFrance

MEMORANDUM

Comments to Preliminary Plat Applications/Petitions

DATE: May 2, 2025
TO: Shawn Odell, Senior Planner
FROM: Paul LaFrance, Private Development Engineer
SUBJECT: Comments for Platting Authority
Case # S12832

Case No. S12832: Request to subdivide twenty-three (23) parcels into one (1) Tract and request for Vacation of Right-of-Way.

Legal Description: Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194); Lots 2-6, Block 2, Original Townsite of Anchorage (Plat C-122); Lots 1-5, Block 120, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lot 6A, Block 120 and Lot 1A, Block 121, Replat Block 120 and 121, Original Townsite, Anchorage Alaska (Plat C-124); Lots 2-6, Block 121 and Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409, Anchorage Recording District, State of Alaska.

Zoning: I1/PCD

Roads: The subject parcels are bounded by the following streets:

- West and East 1st Avenue to the north (60' ROW)
- Cordova Street to the east (60' ROW)
- C Street to the west (60' ROW)
- Unnamed 20' alley to the south

Vacation:

- A Street (60' ROW) between 1st Avenue and the alley. The right-of-way appears to be surplus to the current and future needs of the public.

Dedication:

NA

Road Improvements:

Advisory Comment: At the time of future development, improvements to West 1st Avenue, East 1st Avenue, and Cordova Street fronting proposed Tract 1 to Class A standards would be required per Table 21.08-1.

Requested Variances:

NA

Plat Notes:

- a. No change to the proposed plat notes.

Department Recommendations:

Private Development does not object to the proposed subdivision that aims to subdivide 23 lots and a vacated right-of-way (A Street) into a single tract. Private Development recommends approval of the plat subject to the above recommendations.



MEMORANDUM

DATE: May 1, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

**S12832 Subdivide 23 parcels into 1 Tract
Vacation of Right of Way**

128 and 40 W 1st Avenue, 224 East 1st Avenue

Platting Subdivision

Traffic Engineering recommends approval of this plat with the following comments and conditions.

The proposed tract has frontage to C Street to the West, East and West 1st Avenues to the North and Cordova Street to the East. All roadways are managed by the Municipality of Anchorage. 1st Avenue is a 60 foot right of way with 28-foot-wide paved roadway with curb and gutter to the north and gravel shoulder to the south. Review of Aerial and Street view imagery shows marked perpendicular parking spaces and loading berths that front 1st avenue. These existing perpendicular parking spaces and loading berths will need to be eliminated. East 1st avenue could support parallel parking along the south side of roadway.

The proposed platting action is creating a single tract by removing interior lot lines and requesting vacation of the undeveloped A Street 60-foot right of way creates a tract with approximately 1400 feet of frontage. Municipal Driveway Standards limit the number of driveways to a maximum of 3 for lots greater than 600 feet. Currently there are three access driveways to 1st Avenue. Currently the driveway located east of the building adjacent to the undeveloped right of way exceeds the maximum width allowed for commercial driveway and appears to have striped on-site parking partially located in the right of way.

Traffic Engineering request the following plat note to be added.

“Any additional access to 1st Avenue from Tract A will require approval from the Municipal Traffic Engineering Department.”

Resolve the following items with Traffic Engineering prior to recording the Plat

1. Remove the existing parking lines located along the south side of West 1st Avenue that serve existing buildings at 128 and 240 W 1st Avenue.
2. Reduce the width of existing driveway at east end of 128 West 1st Ave and vacated portion of Right of Way by installing temporary barriers along property line. This driveway width is to be permanently reduced with future redevelopment on Tract A

Vacation of Right of Way

Traffic Engineering has no objection to vacation of undeveloped right of way. Application clearly demonstrates this portion of right of way is in excess of Municipal needs.

Kimmel, Corliss A.

From: Mayer, Jennifer (P&R)
Sent: Wednesday, April 30, 2025 11:34 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: S12832 Request for Reviewing Agency Comment

Good morning,

The MOA Parks and Recreation department has No Comment on platting case S12832.
<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18198>.

Thank you for the opportunity to comment,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks





**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: 4/18/2025
TO: Current Planning Manager
FROM: Curtis Townsend, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due May 5, 2025

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

S12832 Alaska Railroad-Long Plat with ROW Vacation

no comment

Kimmel, Corliss A.

From: McKechnie, William <William.McKechnie@acsalaska.com>
Sent: Tuesday, April 22, 2025 2:36 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: McKechnie, William
Subject: RE: S12832 Request for Reviewing Agency Comment
Attachments: S12832 Routing Coversheet.pdf

[EXTERNAL EMAIL]

March 22, 2025

Subject: S12832 Request to subdivide twenty-three (23) parcels into one (1) Tract and request for Vacation of Right-of-Way.

Alaska Communications has reviewed the plat listed below and recommends the following:

Parcel Number:

SITE ADDRESS: Vacant Land 128 & 240 West 1st Ave; 224 East 1st Ave, Anchorage, AK 99501

Legal Description: Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194); Lots 2-6, Block 2, Original Townsite of Anchorage (Plat C-122); Lots 1-5, Block 120, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lot 6A, Block 120 and Lot 1A, Block 121, Replat Block 120 and 121, Original Townsite, Anchorage Alaska (Plat C-124); Lots 2-6, Block 121 and Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409, Anchorage Recording District, State of Alaska.

Case No: S12832

Alaska Communications has no objections.

William McKechnie

OSP Engineering Foreman

Alaska Communications

Office (907)564-1526

Cell (907)230-4175

william.mckechnie@acsalaska.com



Date: April 16, 2025

To: MOA Current Planning Division

From: Chugach Electric Association, Inc. (Chugach)

Subject: MOA Case No. S-12832
Preliminary Plat Downtown Couplet Subdivision
Anchorage Original Townsite Survey
Lots 2-6 & Lot 1A, Block 2; Lots 1-5, Block 1;
Lots 2 – 6 & Lot 1A, Block 21; and Lots 1-5 &
Lot 6A, Block 120

Chugach has the following comment:

1. Chugach has no objection to the Re-Subdivision of Anchorage Townsite Survey to create One (1) Tract from existing Twenty-Three (23) Parcels and the vacation of ROW for the AKRR Corporation and R&M Surveyor.
2. Additional easements may be required depending on future development plans for the property.



April 18, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and have no comments:

- **S12824 – 14001 Buffalo St Subdivision & ROW Vacation**
- **S12831 – Eagle Crossing East Subdivision (Driftwood Bay Dr/Eagle River Lane)**
- **S12833 – 1120 W 19th Ave Plat Note Removal and Vacation of Landscape Easement (at Spenard Rd)**
-

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **S12828 – Abbott Rd and Elim St Lot Consolidation**
 - No objection to the proposed planning action
 - Please be aware that DOT&PF has a pavement preservation project in development on this section of Abbott Rd. If you have any questions, you can contact the project manager Julia Hanson julia.hanson@alaska.gov

- **S12829 – 7319 Brayton Drive Lot Consolidation**
 - No objection to the proposed planning action.
 - Only one access will be permitted onto Brayton Drive. Applicant will need to apply for a driveway permit for access onto Brayton Drive. Driveway permits can be applied for at DOT&PF’s ROW ePermit website: <https://dot.alaska.gov/row/Login.po> A regional permit officer can be reached at 1-800-770-5263 for assistance.

- **S12830 – 3213 E Tudor Road Plat Note Removal**
 - No objection to plat note removal.
 - No direct access will be permitted to Tudor Rd from this lot. Access must be taken from Alley or Thorne Place as shown on proposed site plan.

- **S12832 – 240 W 1st Ave Lot Consolidation and ROW Vacation**
 - No objection to the proposed platting action.
 - No objection to the proposed ROW vacation
 - No preliminary plat was submitted with the review packet. DOT&PF will require all easements for the A&C Bridge, including the airspace easement and easements for any bridge abutments and supports that are within the property, are accurately depicted and carried over from previous plats.
 - Please be aware that future redevelopment under the bridge will have material and size limitations and restrictions.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner’s best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Eisenman". The signature is fluid and cursive, with a horizontal line extending to the right.

Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, April 16, 2025 10:38 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: S12832 Addressing Reviewing Agency Comment
Attachments: S12832 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)

[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, April 14, 2025 5:18 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: S12832 Request for Reviewing Agency Comment

Attached please find our Routing Coversheet for the above referenced Long Plat Case S12832 which is scheduled as a Public Hearing before the Planning and Zoning Commission on 06/02/2025. Routing material can be viewed by clicking the link below, scrolling to bottom of page and selecting S12832 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel (Corliss.Kimmel@anchorageak.gov) & Lori Blake (lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[https://www.muni.org/CityViewPortal/Planning/Status?planningId=18198.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18198)



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting

Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Wednesday, April 16, 2025 7:09 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: S12832 Request for Reviewing Agency Comments

All:

ROW has the following comments for case number S12832:

ROW has no comment and supports the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Kimmel, Corliss A.

From: Ellis, Steve M.
Sent: Monday, April 14, 2025 6:35 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Odell, Shawn M.; dwhitfield@rmconsult.com; LaFrance, Paul J.
Subject: S12832
Attachments: S12832 Routing Coversheet.pdf

Portions of this property are located in the floodplain as determined by the Federal Emergency Management Agency. I requests the addition of the following plat note.

“Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Anchorage Municipal Code, Section 21.07.020.E. All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code 21.07.020.E or any future revision.”

The applicant should review AMC 21.07.020.E to determine if future development might be affected by flood zone requirements.

Steven M. Ellis
Flood Hazard Administrator
Private Development Division
Development Services Department
907-343-8078, steven.ellis@anchorageak.gov