

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: December 11, 2017

CASE NO.: 2017-0118

APPLICANT: Nicole Jones-Vogel, AICP, Heritage Land Bank

REQUEST: A request to update a site specific land use plan and to amend the comprehensive plan's land use plan map

COMMUNITY COUNCIL: Chugiak

ATTACHMENTS:

1. Maps
2. Departmental and Public Comments
3. Application

RECOMMENDATION SUMMARY: Approval

SITE

Acres: 2 sites totaling ±132 acres
Vegetation: Birch, spruce, and undergrowth
Current Zoning: PLI and R-10
Topography: Varied
Utilities: Public utilities and private on-site systems

PROPOSAL

This is a request to update the 2010 *Chugiak – Eagle River Site Specific Land Use Plan*, and to amend 2006 *Chugiak – Eagle River Comprehensive Plan Update Land Use Plan Map*. The *Comprehensive Plan* map amendment will be brought up-to-date to reflect the updated *Site Specific Land Use Plan* as well as make cosmetic map amendments to reflect private ownership and housing development that has already taken place.

AGENCY AND COMMUNITY COUNCIL COMMENTS

None of the other reviewing agencies object to the updated to the 2010 *Plan* or the *Comprehensive Plan* map amendments. Eagle River Street Maintenance states that on-site snow storage is preferred within private developments and they request that wide road widths be provided to accommodate space for snow storage. These will be requirements at the time of development.

The Heritage Land Bank Advisory Commission adopted a resolution recommending approval of the update to the 2010 *Plan* with a requirement to limit the number of dwelling units on Tract 1 to 359. This should be incorporated into the updated 2010 *Plan*.

The Chugiak Community Council provided a resolution opposing the proposed increase in residential density from 7 – 10 DUA in the 2010 *Plan* to 15 – 30 DUA in

the updated 2010 *Plan*. Two public comments were received, which also opposed increasing residential density from the 2010 *Plan*. There was no objection to the proposed location for an AWWU water reservoir. The Chugiak Community Council also took issue with the public process.

The Chugiak – Eagle River Advisory Board passed a resolution opposing the proposed increase in density from 125 dwelling units to 378 dwelling units.

FINDINGS

21.03.170C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:**
 - i. A change in projections of assumptions from those on which the comprehensive plan is based;**
 - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

The standard is met.

The proposed update to the Carol Creek site within the 2010 *Site Specific Land Use Plan* is driven by: 1) The need for an AWWU water reservoir within the planning area; and 2) The critical housing shortage identified in the 2012 *Anchorage Housing Market Analysis*. The 2010 *Site Specific Land Use Plan* could not have anticipated this location for a new AWWU water reservoir nor did it foresee the Municipality's housing shortfall.

The proposed update to the 2010 *Plan* also removes the Muldrow East site which was sold to a private developer and subsequently developed for housing. The North Knoll Site was also re-evaluated and its designation as a "natural site" is re-affirmed in the updated 2010 *Plan*.

The *Comprehensive Plan's* Land Use Plan Map should be amended to reflect the recommendations of this update to the 2010 *Site Specific Land Use Plan*. The amendments to the map are simply cosmetic changes to reflect the 2010 *Plan* and this update. The map amendments should show the Carol Creek Site as being subject to the *Site Specific Land Use Plan*. The Muldrow East Site should match the residential density of the surrounding property, which is "Residential, 1 – 2 dwelling units per acre." The North Knoll Site should show the "Park and Natural Resource" classification, which is derived from the 2010 *Plan*. This is simply a housekeeping matter to reflect the already adopted 2010 *Plan*.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the**

comprehensive plan without the need to change other components of the plan to maintain internal consistency.

The standard is met.

The proposed update to the 2010 *Plan* is consistent with *Comprehensive Plan*. The proposed update to the Carol Creek Site is necessary because of changes in the community and new information: 1) The need for a new AWWU water reservoir; and 2) The shortfall in the number of dwelling units to meet community housing needs.

Separately, the Muldrow East site was sold to a private developer and developed for housing. This site is deleted from the site specific planning area as a result. Similarly, the 2010 *Plan* called for the North Knoll Site to be “Park and Natural Resource.” Since no change is recommended with this update, the *Comprehensive Plan* should show the “Park and Natural Resource” classification at that site.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The standard is met.

The update to the 2010 *Site Specific Land Use Plan* will have significant benefits to the community by designating an AWWU water reservoir site and increasing the number of potential housing units at the Carol Creek Site. The water reservoir is needed to meet overall water pressure demands in Eagle River. Increasing the housing density designation adjacent to the Fred Meyer commercial site is the highest and best use for this undeveloped residential land and will contribute to reducing the critical housing shortage that was identified by the 2012 *Housing Market Analysis*.

d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.

The standard is met.

The map amendments are supported by the following 2006 *Chugiak – Eagle River Comprehensive Plan Update* goals:

- *Natural Environment - Ensure that natural systems are protected, maintained and enhanced.*

This site is well suited for development and will not negatively affect the natural environment, i.e. streams, wetlands, or slopes. The proposed density is necessary to make public improvements (i.e. road building, storm drains, and the extension of other public utilities) feasible for residential

development. The update to the 2010 *Site Specific Land Use Plan* continues to designate open space along the stream corridor.

- *Land Use – Growth - Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment.*

The Carol Creek Site has been recognized as an opportunity site for many years because it has access to the Old Glenn Highway and is located next to community facilities. The Fire Lake Elementary School is only at 80% capacity, and the Harry J. MacDonald Memorial Center is also underutilized. The proposed designation for multifamily housing next to a commercial center, a school, and a major recreational center is an efficient pattern of development that reflects the diverse needs of the community. The Carol Creek Site is the wrong location for duplexes. The potential for multifamily housing at this location will make development of the property more likely, given the high cost for road building and extending public water and sewer to the site.

- *Land Use - Housing and Residential Development – Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services.*

The *Comprehensive Plan* contains the following three objectives and policies/strategies:

- 2.a. *Provide areas of varying residential density and housing types to meet needs for diverse housing opportunities throughout the community.*
- 2.b. *Support the provision of higher density residential development convenient to employment, commercial centers and major transportation corridors, where such densities are considered appropriate.*
- 3.b. *In municipal land use regulations, support multi-family housing in areas around employment centers and commercial and public buildings where public sewer and water services*

The Municipality has a deficit of all types of housing. The Carol Creek Site is the right site for multifamily housing because it is near a major employment center and has access to the Old Glenn Highway.

- *Parks, Open Space, Greenways and Recreational Facilities – Establish an integrated open space and greenways network which effectively links parks, recreational facilities, schools, residential and commercial areas, and which includes ecologically valuable open space lands and scenic vistas.*

The proposed update to the 2010 *Plan* carries forward the “Open Space” designation along the stream corridor. This greenbelt is an amenity to future residents of the Carol Creek Site and it is a valuable ecological area.

- *Water and Wastewater Utilities – Protect the public health and welfare by ensuring reliable, high quality, cost-effective water supply and wastewater disposal systems.*

Public water and sewer will be required for any residential development containing less than one dwelling unit per acre. The cost of extending public water and sewer from the Old Glenn Highway is significant but will be required.

- e. **If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The standard is met.

The update to the 2010 *Site Specific Land Use Plan* shows two changes at the Carol Creek Site: 1) An AWWU water reservoir; and 2) An increase in number of potential housing units next to the Fred Meyer commercial site. The Muldrow East Site was removed from the update because it is now privately owned and has already been developed.

The amendments to the *Comprehensive Plan’s* Land Use Plan Map are simply cosmetic changes to reflect the adopted *Plan*. The Carol Creek Site contains the following land use designations:

- Tract 1: Sections 1.1 and 1.2, 15 – 30 DUA (**New**)
 - Sections 1.3 and 1.4, 7 – 15 DUA
 - Section 1.5, 7 – 10 DUA
- Tract 2: Section 2.1 and 2.2, 1 – 2 DUA
- Tract 3: Open Space
- Tract 4: AWWU Water Reservoir (**New**)
- Tract 5: Very Low Residential Density

The AWWU water reservoir fits the “Community Facility” land use classification. The *Comprehensive Plan* states, “The Land Use Plan map is intended to be updated as new facilities are planned and public facility site selections made.” This is AWWU’s preferred location for a new water reservoir.

This proposed residential density at the Carol Creek Site meets the *Comprehensive Plan’s* location criteria. The residential density shown within Tract 1, Sections 1.1 and 1.2 is 15 – 30 dwelling units per acre. The *Comprehensive Plan’s* locational criteria for this land use classification is: “5.

Areas of transition between intense uses or high traffic volumes and lower density residential designations 7. Areas within unobstructed walking distance of community facilities, transit routes, shopping and employment". Both of these criteria are met within Tract 1, Sections 1.1 and 1.2.

The 2010 *Plan* previously showed a residential density of 7 – 10 DUA adjacent to the Fred Meyer commercial center. The proposed plan increases the potential residential density in this area to 15 – 30 DUA. The current zoning is PLI, so the land will still need to be rezoned. Any density greater than one dwelling per acre will require public water and sewer lines to be extended, which is a significant cost to the developer. Duplex style development will not be cost effective to extend public utilities. If the residential density is not increased, then the likelihood of the property ever being developed for housing is low. The Carol Creek Site is geographically defined and has access to the Old Seward Highway which handles high traffic volumes. Upgrades to Harry McDonald Road will be necessary to accommodate future residential development in this area. The update to the 2010 *Plan* shows two pedestrian pathways from the Carol Creek Site to the Fred Meyer commercial center. The Carol Creek Site is located within close walking distance to Fred Meyer, Fire Lake Elementary School, and the Harry J. McDonald Memorial Center.

The 2010 *Plan* shows the 40 acre North Knoll Site as "Park and Natural Resource." This update to the 2010 *Plan* makes no changes to the North Knoll Site. Therefore, the *Comprehensive Plan's* Land Use Plan Map should show the intended classification which is "Park and Natural Resource." The *Comprehensive Plan* states: "Park uses designated on the Land Use Plan map are generally existing or known planned areas. The Land Use Plan map is intended to be updated as new open space areas are acquired and other changes occur."

DEPARTMENT RECOMMENDATION

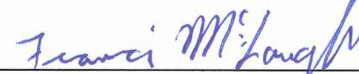
- A) The Department recommends APPROVAL of the *Update of the Chugiak – Eagle River Site Specific Land Use Plan*, subject to revising the plan to limit the total number of dwelling units on Tract 1 to 359.
- B) The Department recommends APPROVAL of the map amendment to the 2006 *Chugiak - Eagle River Comprehensive Plan Land Use Plan Map*. A draft assembly ordinance and map amendment is enclosed.

Reviewed by:









Hal H. Hart, AICP
Director








Prepared by:






Francis McLaughlin
Senior Planner

Land Use Classifications

-  Residential, < 1 - 1 dwelling per acre
-  Residential, 1 - 2 dwellings per acre
-  Residential, 3 - 6 dwellings per acre
-  Residential, 7 - 10 dwellings per acre
-  Residential, 11 - 15 dwellings per acre
-  Residential, 16 - 35 dwellings per acre

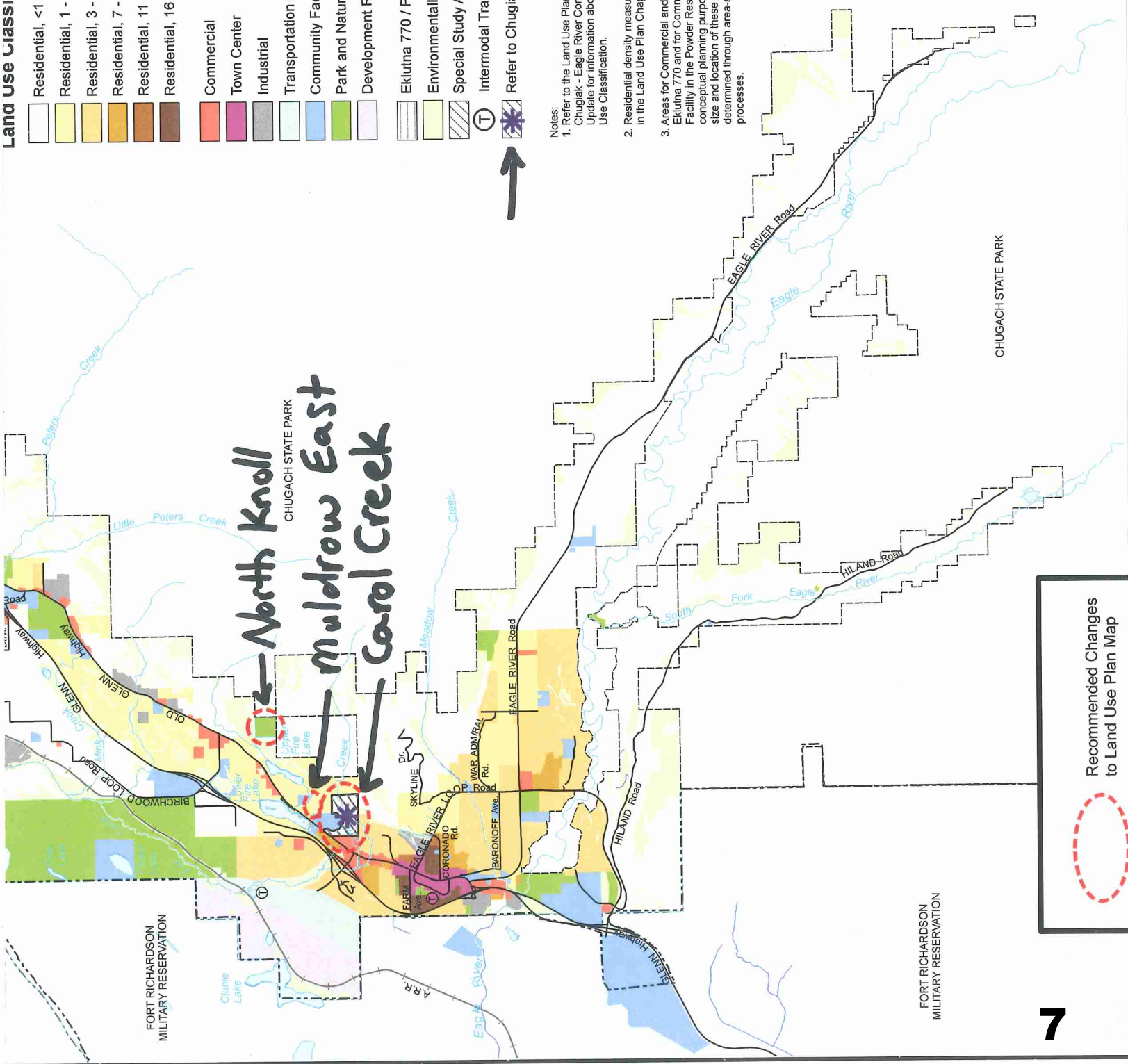
-  Commercial
-  Town Center
-  Industrial
-  Transportation Facility
-  Community Facility
-  Park and Natural Resource
-  Development Reserve


-  Eklutna 770 / Powder Reserve
-  Environmentally Sensitive Area
-  Special Study Area

 Intermodal Transit

 Refer to Chugiak-Eagle River Site Specific Land Use Plan

- Notes:
1. Refer to the Land Use Plan Chapter of the Chugiak - Eagle River Comprehensive Plan Update for information about each Land Use Classification.
 2. Residential density measurement is defined in the Land Use Plan Chapter.
 3. Areas for Commercial and Industrial in the Eklutna 770 and for Commercial and Community Facility in the Powder Reserve are noted for conceptual planning purposes only. The exact size and location of these land uses will be determined through area-specific master planning processes.



 Recommended Changes to Land Use Plan Map



Submitted by: Chair Traini at the
Request of the Mayor
Prepared by: Planning Department
For reading:

**Anchorage, Alaska
AO No. 2017-**

**AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE ADOPTING THE
UPDATE OF THE CHUGIAK – EAGLE RIVER SITE SPECIFIC LAND USE
PLAN AND AMENDING THE CHUGIAK–EAGLE RIVER COMPREHENSIVE
PLAN UPDATE LAND USE PLAN MAP.**

(Planning and Zoning Commission Case 2017-0118)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the 2006 *Chugiak–Eagle River Comprehensive Plan Update* is hereby amended by the Update to the Chugiak – Eagle River Site Specific Land Use Plan, subject to revising the plan to limit the total number of dwelling units on Tract 1 to 359.

Section 2. That the 2006 *Chugiak – Eagle River Comprehensive Plan Update* Land Use Plan Map is hereby amended to reflect the changes as shown on Exhibit A.

Section 2. Anchorage Municipal Code section 21.01.080 is amended as follows (*the remainder of the subsection is not affected and therefore not set out*):

21.01.080 COMPREHENSIVE PLAN

A. Purpose

The purpose of the comprehensive plan is to set for the goals, objectives, strategies, and policies governing land use development of the municipality. As adopted, this section and the documents incorporated in this section constitute the comprehensive plan of the municipality.

B. Elements

1. Adopted Elements

The comprehensive plan consists of the adopted elements identified in the following table, and which are incorporated in this chapter by reference. Plans or other elements that are not listed below are not official elements of the comprehensive plan, though they may be valid planning tools.

*** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date [1]	Amendments
Chugiak; Eagle River; Eklutna	Chugiak–Eagle River Comprehensive Plan	AO 1992-133; 1-12-1993	AO 1996-66; 6-25-1996—amended by Alternative 1 of HLB Parcel 1-085 Land Use Study AO 2006-93(S-1); 12-12-2006 AO 2009-104; 9-15-2009—amended by Chugiak–Eagle River Site Specific Land Use Plan, January 2009; amended by AO 2011-104 AO 2013-151; 1-14-14 amended by Land Use Plan Map AO 2017-67; 5-9-2017--amended by Land Use Plan Map <u>AO 2017-_____ ; (insert effective date of this ordinance)—amended by Update of the Chugiak – Eagle River Site Specific Land Use Plan and by Land Use Plan Map</u>

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-2017)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2017.

Chair of the Assembly

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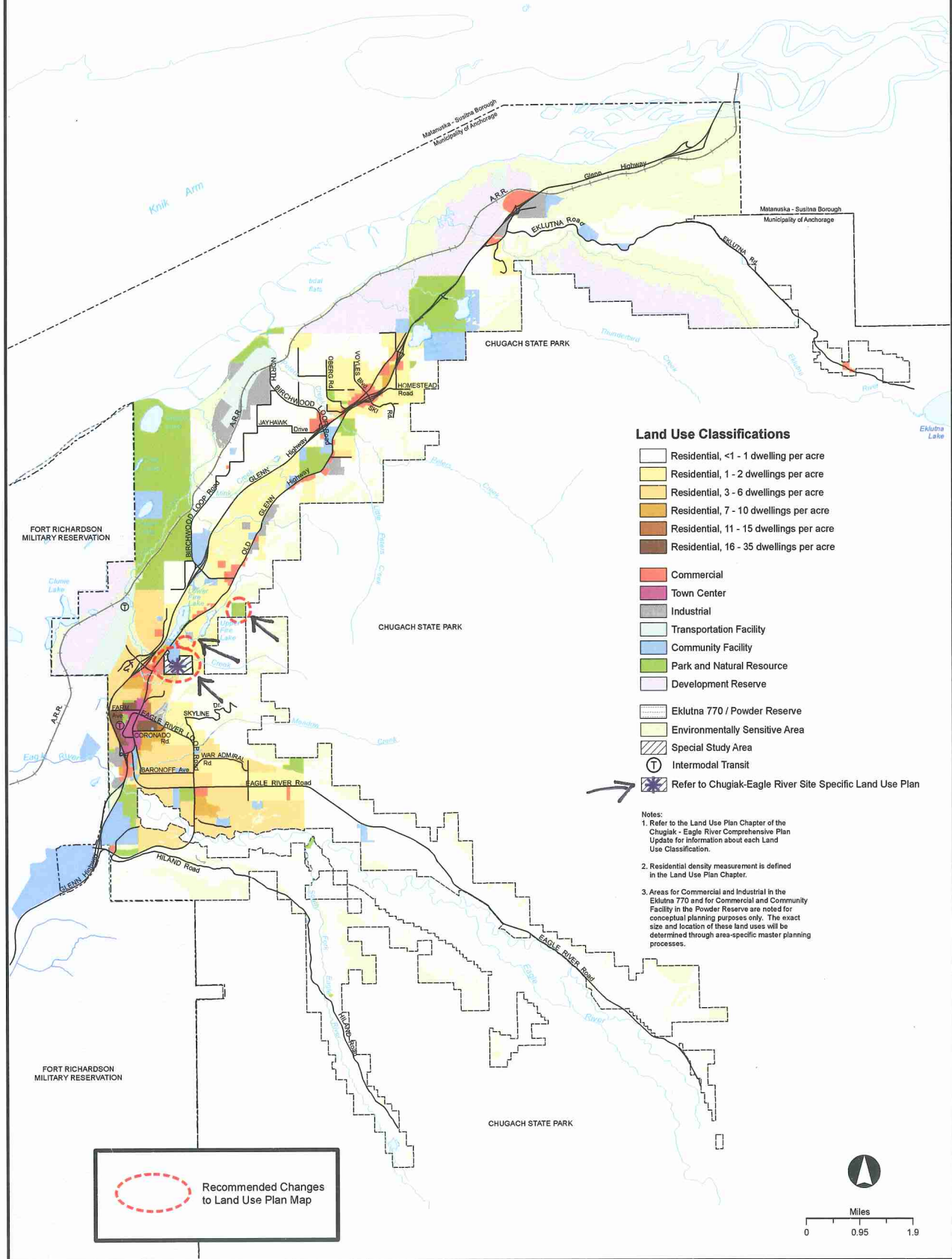
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ATTEST:

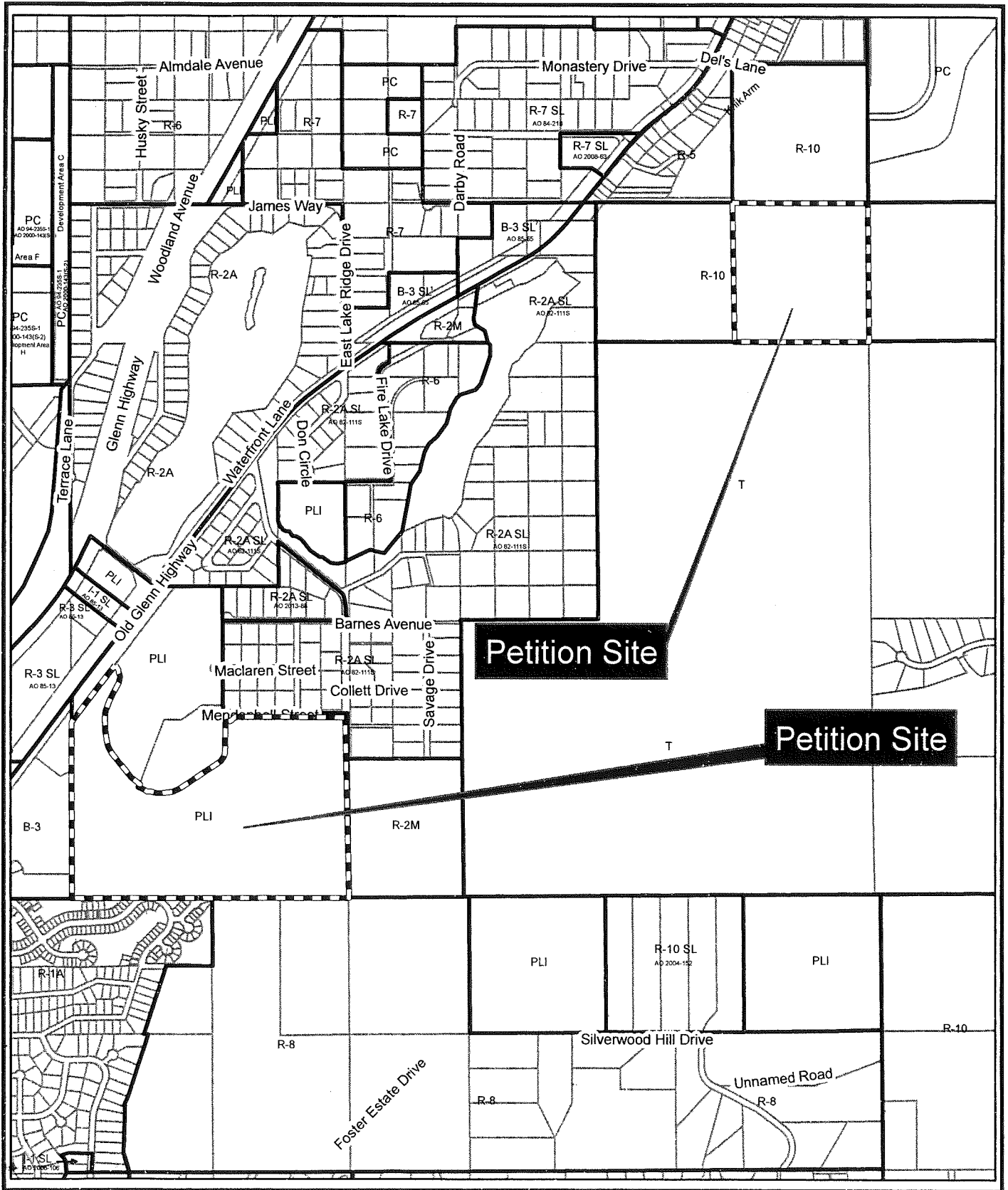
Municipal Clerk

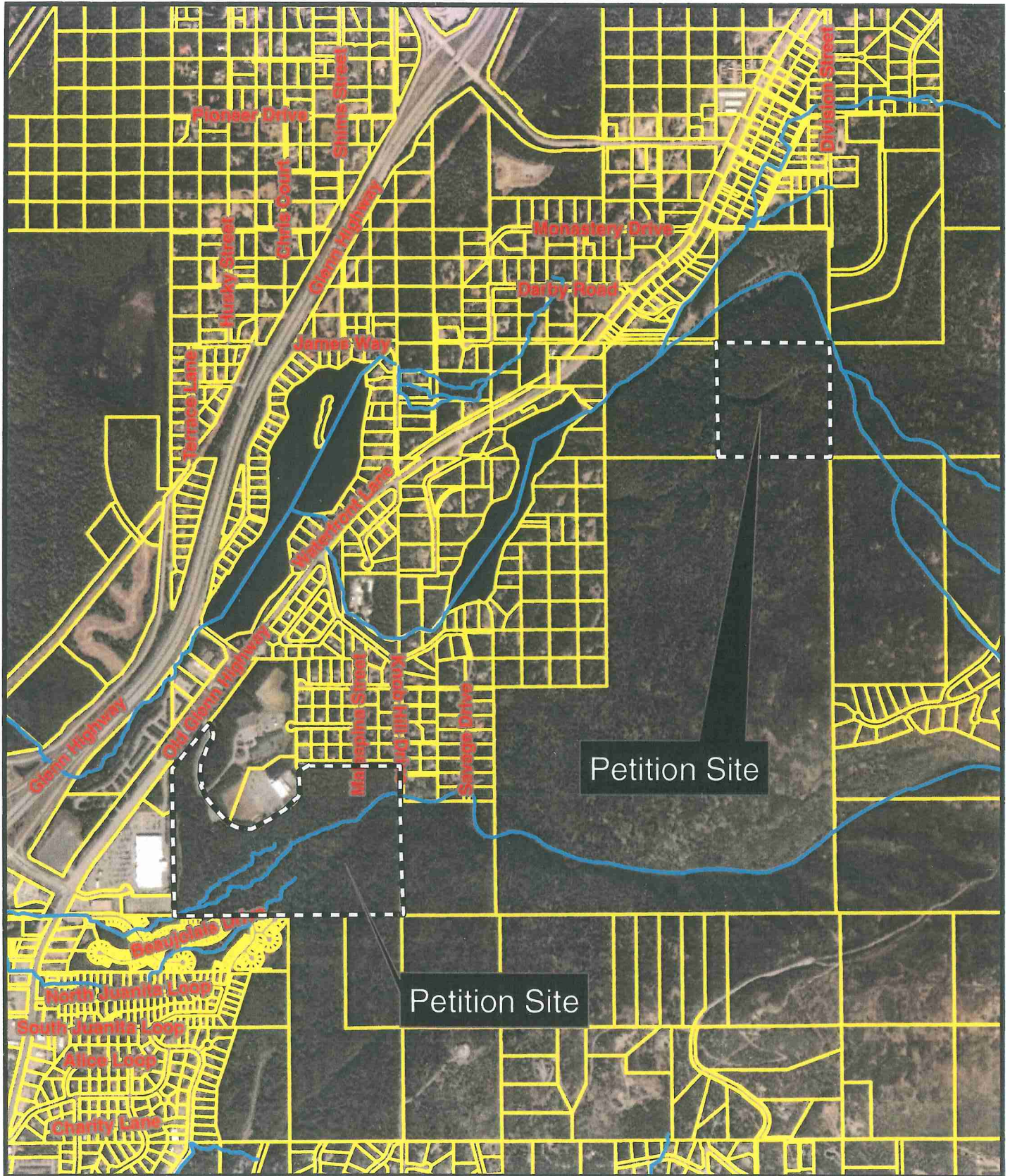
(Planning and Zoning Commission Case 2017-0118)

Land Use Plan Map



2017-0118

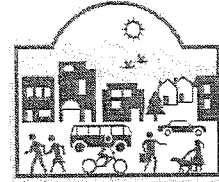




Departmental and Public Comments



Municipality of Anchorage
Community Development Department
Planning Division



MEMORANDUM

Date: November 9, 2017
To: Dave Whitfield, Senior Planner
Cc: Corliss Kimmel, Office Associate
From: Thede Tobish, Senior Planner
Subject: 2017-0118 – *Chugiak-Eagle River Site Specific Land Use Plan – Chugiak-Eagle River Comprehensive Plan Amendment*

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PLANNING DEPARTMENT

The Long-Range Planning Section has reviewed the UPDATE of the *Chugiak-Eagle River Site-Specific Land Use Plan*. This August 2017 document revises the 2010 Plan and address new or changing site conditions, development trends, and the need for a new Anchorage Water and Wastewater Utility reservoir. With Assembly approval, this revised site-specific plan will amend the *Chugiak-Eagle River Comprehensive Plan*.

As with the original plan for this area, this revision fulfills three primary Comprehensive Plan objectives:

1. The Plan amends the Chugiak-Eagle River Comprehensive Plan by assigning (partly revised) land use designations on the parcel around Carol Creek.
2. The Plan satisfies the requirements of AMC 25.40.025-Heritage Land Bank Disposals
3. The Plan recommends management direction and implementation actions, including development standards to guide regulatory processes and decisions related to long-term management and development of parcels in the Plan area.

The primary differences between this Plan revision and the 2010 Plan include:

- One site carries a new land use designation to accommodate a needed new AWWU reservoir, designated as new Tract A.
- Tract 1 in the west section of the parcel is reconfigured and increased in acreage and designated for medium density residential.
- There is a net increase in total housing units.

- There is more detail and revised recommendations for infrastructure development strategies including cost sharing and timing directives to increase residential development feasibilities.

As noted in the submission packet for consideration by the Planning and Zoning Commission, Long Range Planning agrees with the findings that this revised Plan meets the relevant approval criteria for Comprehensive Plan amendments in *AMC21.03.070C. 2. A. thru e.*

In our review, Long Range Planning noted several items that highlight this revised Plan's consistency with the Comprehensive Plan, including:

- The new Plan's evaluation of pedestrian and road connectivity issues, particularly with the adjacent commercial, trails, and recreation facilities, and with the adjacent single family neighborhoods is complete and logical. Given neighborhood compatibility issues and concerns with increased thru traffic, the Plan offers solutions to these issues with recommendations about the timing, location, and design of the future needed upgrades to Harry MacDonald Drive. There is recommendation about its incorporation into the OSHP.
- The Plan addresses well-publicized housing needs by offering customized density recommendations for the various residential tracts based on site conditions and proximity to road access and commercial areas.
- The Plan offers detailed development and infrastructure improvement strategies that coordinate the timing of new development with appropriate funding schemes.
- The revised Plan provides a range of development standards and systematic implementation actions.

Long Range Planning notes that the revised Plan's Site specific Land Use Plan Map 7 has some minor discrepancies with the corresponding residential density number ranges from the Chugiak-Eagle River Comprehensive Plan. These should be reconciled when that Comp Plan's map is revised to incorporate this revised Plan's land use recommendations—that is we do not recommend creating new land use density range categories just for these. Since the area will all be zoned CE-R-2M, staff recommends aligning the density ranges with the closest range from the Chugiak-Eagle River Comprehensive Plan.

Long Range Planning supports the findings and recommendations of this revised *Chugiak-Eagle River Site-Specific Land Use Plan* for the Carol Creek area. This document represents and addresses housing trends and needs and infrastructure issues for this section of Chugiak-Eagle River. It offers systematic solutions to these.

Long Range Planning recommends the Planning and Zoning Commission approve this Plan to the Anchorage Assembly with the land use map modifications as discussed above.

MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Ethan Berkowitz

Phone: 907-343-1510
Fax: 907-694-1540

November 13, 2017

Planning Division
Current Planning Section
P.O. Box 196650
Anchorage, AK 99519

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PLANNING DEPARTMENT

RE: Case No. 2017-0118

Review and recommendation Update to Chugiak- Eagle River Site Specific Land Use Plan

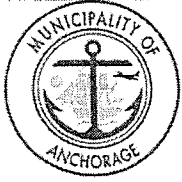
The Eagle River Street Maintenance staff has reviewed the case and would like to comment on only one Point;

- Page 45 Site Design, 6th bullet statement
 - o CBERRRSA has a very limited snow hauling for the area and any future developments that would require snow hauling would have to be approved by the CBERRRSA board. On site snow storage is the most economical but, not applicable in all developments.
 - o For roads that are to be designated as public roads and to be maintained by Eagle River Street Maintenance, we would like to request that road widths be accommodating to provide on-site snow storage.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

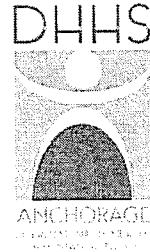
Sincerely,

Mark H. Littlefield
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: littlefieldmh@ci.anchorage.ak.us



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



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NOV 16 2017

PLANNING DEPARTMENT

Date: November 16, 2017
To: Planning Department, Current Planning Division
Thru: *DAF* DeeAnn Fetko, Deputy Director
From: *SG* Shelley Griffith, Environmental Health Services Program Manager
Subject: Comments Regarding CUP 2017-0118, Review and Recommendation by Planning and Zoning Commission to the Assembly for approval of an Update to the Chugiak-Eagle River Site Specific Land Use Plan; Comprehensive Plan Amendment to Chugiak-Eagle River Comprehensive Plan; and subsequent update to the Chugiak-Eagle River Comprehensive Plan's Land Use Map

No Comment.

CC: Clara Park, Sr. Office Associate
Janine Nesheim, Environmental Health Specialist – Plan Review
Shannon Kuhn, Public Information Officer

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

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NOV 14 2017

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions PLANNING DEPARTMENT

DATE: November 14, 2017

TO: Dave Whitfield, Acting Planning Section Supervisor

FROM: Brandon Telford, Plan Review Engineer

SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: December 11, 2017

Case 2017-0118– Review and Recommendation by Planning and Zoning Commission to the Assembly for approval of an Update to the Chugiak-Eagle River Site Specific Land Use Plan; Comprehensive Plan Amendment to Chugiak-Eagle River Comprehensive Plan; and subsequent update to the Chugiak-Eagle River Comprehensive Plan's Land Use Map.

Department Recommendations:

The Private Development Section has no objection to the comprehensive plan updates and amendment.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

November 1, 2017

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

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PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has a comment on the following zoning case:

- **2017-0118: Updating Chugiak-Eagle River Site Specific Land Use and Comprehensive Plans**
 - No objection. DOT&PF supports and requests two or more access routes to the Old Glenn Highway using existing access roads. No new access to the Old Glenn Highway will be allowed.

The DOT&PF Central Region Platting Review Board has no comments on the following zoning case:

- **2017-0134: 5401 Northwood Drive**

Sincerely,

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, October 25, 2017 10:39 AM
To: Blake, Lori A.; Kimmel, Corliss A.; Whitfield, David R.
Subject: Case No. 2017-0118

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OCT 25 2017

PLANNING DEPARTMENT

No comments at this time.

Karleen Wilson

Addressing Official
Municipality of Anchorage
907.343.8168 (my desk)
907.343.8466

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC RESOLUTION 2016-16(S)

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DRAFT CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN UPDATE.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.025.C, the HLB has a responsibility to complete a site specific study, if the information in the comprehensive plan and implementing measures is insufficient to determine whether the disposal of a parcel or parcels is consistent with the plan or measures; and

WHEREAS, the site specific land use study must address: a) the need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.; b) identify historical and natural landmarks, natural hazards, and environmentally sensitive lands; c) public utility needs; d) potential residential, commercial and industrial uses; e) land use compatibility with adjacent areas; and f) consistency with land uses identified in the Comprehensive Plan and zoning for the area; and

WHEREAS, the purpose of the draft Chugiak-Eagle River Site-Specific Land Use Plan Update is to provide direction for future land use activities on HLB Parcels 1-071 and 1-074 in the Chugiak-Eagle River area; and

WHEREAS, the draft Chugiak-Eagle River Site-Specific Land Use Plan Update received input from state and municipal studies and adopted plans, agencies, members of the public, and community councils in the creation of the Plan Update; and

WHEREAS, HLB posted the property, conducted public notice and an agency review by all potentially interested municipal agencies to establish no objection to the draft Plan Update; and

WHEREAS, the HLBAC has heard public testimony expressing concern regarding proposed number of dwelling units on Tract 1 with the resulting impact of those units on the overall Eagle River Community; and

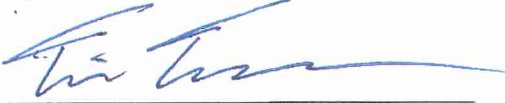
WHEREAS, the HLBAC finds that a dwelling unit cap of 359 units for Tract 1 is more in alignment with overarching municipal goals while minimizing neighborhood impacts; and

WHEREAS, the HLBAC finds the draft Chugiak-Eagle River Site-Specific Land Use Plan Update in the best interest of the Municipality, with the proposed dwelling unit cap, and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DRAFT CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN UPDATE FOR HLB PARCELS 1-071 AND 1-074.

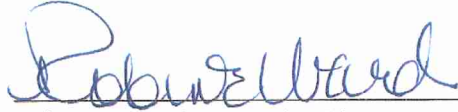
PASSED and APPROVED on this, the 8th day of December, 2016.

Approved:



Tim Trawver, Chair
Heritage Land Bank Advisory Commission

Attest:



Robin E. Ward, Executive Director
Real Estate Department /HLB

CHUGIAK COMMUNITY COUNCIL
PO Box 671350
Chugiak, AK 99567
chugiakcouncil@gmail.com

November 20, 2017

TO: ATTN: Planning Division, MOA
PO Box 196650
Anchorage, AK 99519
Via email and hand delivery: McLaughlinFD@ci.anchorage.ak.us

Re: Resolution of Opposition to MOA Planning and Zoning Case 2017-0118, Chugiak Eagle River Site Specific Land Use Plan, Carol Creek Area Plan

To Whom It May Concern:

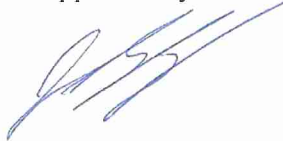
The Chugiak Community Council met on 11/16/2017 and discussed the Chugiak-Eagle River Site-Specific Land Use Plan for Carol Creek. Planning and Zoning Case 2017-0118. The council has previously heard testimony on this plan and passed a resolution opposing the high-density housing in the plan. The council voted unanimously to re-send the previous resolution.

In the fall of 2016 and spring of 2017, the council heard testimony from HLB and AWWU regarding the update to the 2010 plan. The high housing densities called for in the plan were not apparent until late in this process and the actual densities were unclear to the council until after the plan was approved by the HLB board and the public input to the process was over. This effectively negated the entire intent of the public process. As a result, in December of 2016, the council held a special meeting and passed a resolution opposing the high housing density in the plan and requested that the densities listed in the 2010 plan be used as a basis for development.

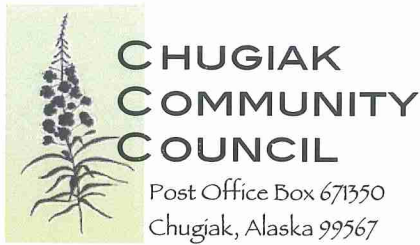
The current plan allows for densities of up to 15-30 dwelling units per Acre. The 2010 plan, which represents a compromise with the community, allows for densities of 7-10 dwelling units per acre.

It is disappointing that the plan is moving forward with the high-density development included in the plan and it is disappointing that the public process of this plan has effectively been negated.

We appreciate your consideration in this matter.



Jake Horazdovsky, President
Chugiak Community Council
chugiakcouncil@gmail.com



Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

6 December 2016

Regarding Chugiak Community Council Resolution 2016-06 – Council Position on Heritage Land Bank Advisory Commission (HLBAC) Proposed Resolution 2016-16, Chugiak Eagle River Site Specific Land Use Plan, Carol Creek Area Plan Update

To Whom It May Concern:

At a specially scheduled public meeting on the 1st day of December 2016, the Chugiak Community Council membership, by a motion duly made, seconded, and approved by unanimous vote of 30 members (with Assembly Member Amy Demboski and Representative Dan Saddler abstaining), affirmed its position of the following:

WHEREAS, the 2010 Land Use Plan underwent a robust, extensive, and transparent public engagement process;

WHEREAS, area residents and Heritage Land Bank built consensus for the 2010 Plan through negotiation and compromise;

WHEREAS, the 2010 Land Use Plan was, and still is, supported by the Council and area residents;

WHEREAS, the Council and area residents support the sale and development of a parcel for a new water storage reservoir as requested by Anchorage Water and Wastewater Utility;

WHEREAS, the currently proposed Resolution 2016-16 is in conflict with the rural nature of the community and is contrary to the Council's Vision Statement:

Chugiak is a rural area of large, forested lots which house single families. Residences are conveniently located near small businesses which are oriented to supporting the local neighborhoods.

Chugiak wishes to preserve the stability of our community and promote its continuity. We will protect the character of our community, our historical identity, and our natural environment. Our intent is for Chugiak to remain a rural/suburban area with larger residential, single-family, treed lots. It is also our intent to promote local business and industry that is compatible with our primary residential occupancy.

WHEREAS, the density of proposed residential dwellings is not congruent with the rural character of the community;

WHEREAS, the densities in the currently proposed Resolution 2016-16 are considered by the community as high-density, rather than medium-density, relative to the surrounding areas;

WHEREAS, the 2010 Plan capped the maximum number of dwelling units at 125 for the Tracks remaining in the 2016 Plan (see Attachment A); the last publicly presented plan update (presented to the Council 10/20/2016 and the Chugiak Eagle River Advisory Board 10/22/2016) contained an upper estimate of 296 units see Attachment B); and the upper estimate in Resolution 2016-16 was revised to 537 dwelling units (AFTER the last public presentation) and submitted to the HLBAC for approval without due public process (see Attachment C);

and

WHEREAS, the currently proposed Resolution 2016-16 contains information that had not been publicly presented to the Council or area residents.

THEREFORE, the Council opposes the currently proposed 2016 Plan as presented to the HLBAC Commission on 10 November 2016 in Resolution 2016-16 (see Attachment D);

THEREFORE, the Council opposes an alternative proposal as presented by Agnew Beck at its 1 December 2016 special meeting (see Attachment D);

THEREFORE, the Council requests that the currently proposed HLBAC Resolution 2016-16 be rejected by the Advisory Commission; and

THEREFORE, the Council requests that the process to update or change the 2010 Plan be brought back to the Council, the CER Advisory Board, and area residents for a thorough, extensive, and transparent public input and vetting opportunity.

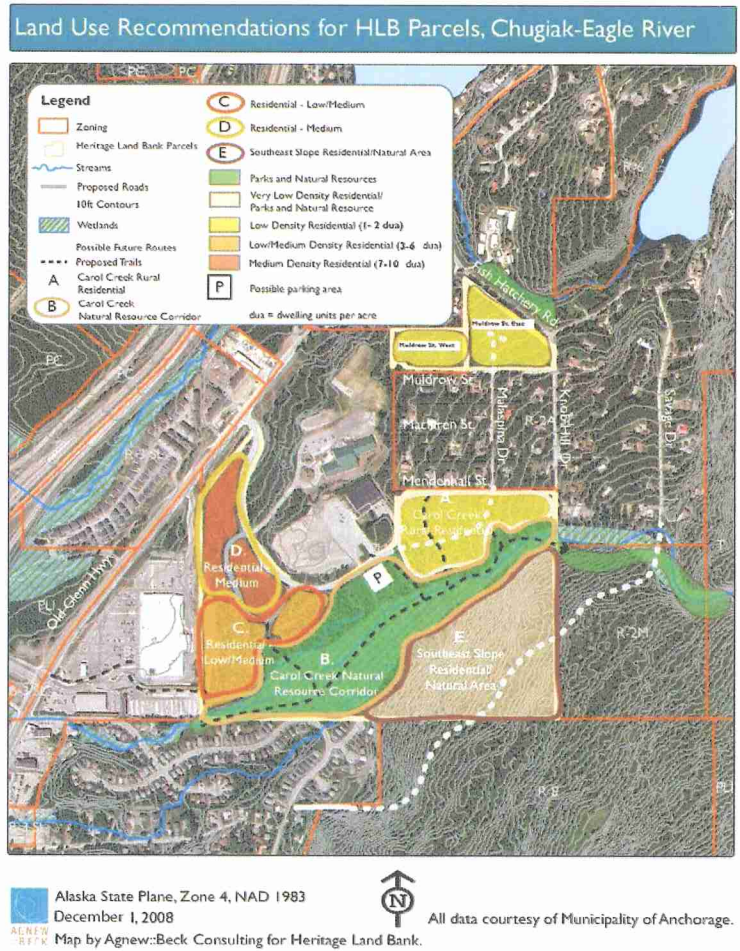
Respectfully Submitted,

Maria J. Rentz, President
Chugiak Community Council



chugiakcouncil@gmail.com

Map 2: Land Use Recommendations —



Land Use Designations

The Land Use Designations assigned to each parcel correspond to the land use classification system in the Chugiak-Eagle River Comprehensive Plan. Following is a table summarizing and defining the recommended land use for the parcels.

Attachment A (page 2 of 2)
2010 Land Use Plan

Table 2: Summary of Recommended Land Use

Parcel Name	Land Use Classification	Development Intent
North Knoll (HLB #1-071)	Park and Natural Resources	Provides for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods. Uses include neighborhood, community, and natural resource use area parks, special use parks, golf courses, greenbelts, and other open spaces formally reserved for recreation or natural conservation, allowing special purpose facilities such as sports complexes or interpretive centers that support park, recreation and natural resource functions. Provides for neighborhoods with a semi-rural atmosphere and consisting generally of single-family homes on half acre or larger sized lots.
	Muldrow Street (HLB #1-072 & 73)	Residential (low density; 1-2 dua) The predominant land use consists of single-family homes on half-acre or larger lots. The intended density range is 1 to 2 housing units per gross acre. Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Minimum lot size is 40,000 sq. ft.
Carol Creek (HLB #1-074)	Section A Rural Residential Residential (low density; 1-2 dua)	See Muldrow Street above
	Section B Natural Resource Corridor Park and Natural Resources	See North Knoll above – this parcel will have additional restrictions related to its use as mitigation lands
	Section C Residential Residential (low/medium density; 3-6 dua)	Provides for attached single-family housing, small-lot homes, and two-family housing choices. The predominant land use consists of more compact forms of single-family residential, such as small lot houses or attached single-family housing, as well as two-family housing, for efficient use of residential land within water and wastewater service boundaries. The intended density range is 3 to 6 housing units per gross acre. Building scale, single-family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity, single-family style living environment.
	Section D Residential Residential (medium density; 7-10 dua)	Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Residential uses include standard duplexes, townhouses and low-to-medium density multi-family. The intended overall density range is greater than 6 and up to 10 housing units per gross acre. When located in a neighborhood environment that includes any nearby single-family homes, the physical scale, appearance and street orientation of multi-family/attached housing development should be compatible.
	Section E Southeast Slope Residential (very low density; <1 dua)/ Park & Natural Resource	Provides for large-lot, single-family residences in a rural environment, much of which is served by private wells and septic systems. The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for new development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure, remoteness and environmental constraints. See above for Park & Natural Resource

Attachment B (page 1 of 1)

2016 Draft Land Use Plan – Submitted to the Chugiak Community Council on 10/20/2016 and to the Chugiak Eagle River Advisory Board on 10/22/2016

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE :: Municipality of Anchorage, Heritage Land Bank

ABOUT THE 2010 PLAN AND 2016 UPDATE

- Adopted by the Assembly in 2010 as part of Chugiak-Eagle River Comprehensive Plan (2006)
- 2016 Update follows the 2010 Plan goals and identifies specific opportunities for housing close to shopping, schools and green space, as well as preserving the existing Carol Creek corridor as a greenspace amenity

DRAFT LAND USE RECOMMENDATIONS (2016 PLAN UPDATE)



2010 Plan	2016 Update	Size (Acres)	Density (Dwelling Units per Acre)	# Units (Low Estimate)	# Units (High Estimate)	Proposed in 2010 Plan
C + D	Tract 1	27.6	7-30 DUA	144	272	146
	Section 1.1	4.4	15-30 DUA	46	93	
	Section 1.2	8.5	7-15 DUA	41	89	
	Section 1.3	2.0	7-15 DUA	9	20	
	Section 1.4	4.6	7-15 DUA	33	48	
	Section 1.5	3.2	7-10 DUA	15	22	
A	Tract 2	8.4	1-4 DUA	4	19	10
	Section 2.1	4.2	1-4 DUA	2	11	
	Section 2.2	2.8	1-4 DUA	2	8	
B	Tract 5	26.1	<1 DUA	0	5	5
Proposed Residential Units				148	296	161

PROJECT WEBSITE
www.hlbcarolcreekplan.com

PROJECT TEAM

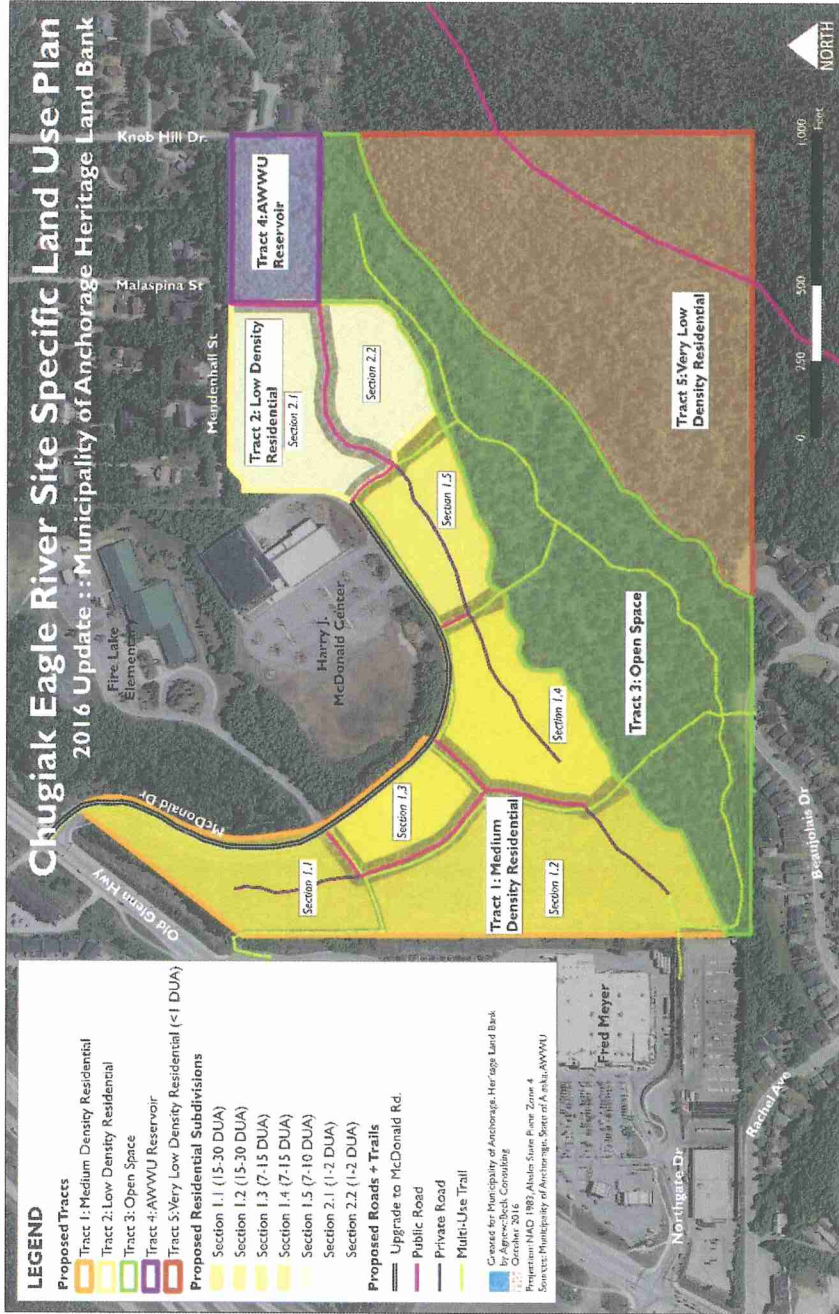
Nicole Jones-Vogel, AICP
 MOA Heritage Land Bank
jones-vogelnk@muni.org

Anna Brawley
 Agnew::Beck Consulting
anna@agnewbeck.com

We want to hear from you throughout this process!



Map 7. Site Specific Land Use Plan for Carol Creek Parcel



Land Use Recommendations

The Carol Creek parcel is a large site that can accommodate a variety of land uses. The key feature that defines the site is Carol Creek and associated wetlands, which provide an important drainage function and natural resource corridor. The parcel naturally divides into distinct areas based on site topography and the presence of the wetland. The site plan, Map 7, outlines the geography of these sections and Table 8 below summarizes the recommendations.

Table 8. Summary of Recommended Land Uses for Carol Creek Parcel

Area	Land Use Classification	Land Use Classification Description
Tract 1		
Section 1.1 Section 1.2	Residential, Medium Density (15 to 30 DUA)	Provides for a range of multi-family housing in neighborhoods and offers a diversity of housing choices. Recommended residential uses include townhouses and multi-family, including row or cottage homes. The intended overall density range is greater than 15 and up to 30 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.
Section 1.3 Section 1.4	Residential, Medium Density (7 to 15 DUA)	Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Residential uses include standard duplexes, townhouses and row or cottage housing. The intended overall density range is greater than 7 and up to 15 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.
Section 1.5	Residential, Medium Density (7 to 10 DUA)	Provides for attached single-family housing and small-lot homes. The predominant land use consists of more compact forms of single-family residential, such as small lot houses or duplexes and triplexes. The intended density range is 7 to 10 housing units per gross acre. Building scale, single-family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity, single-family style living environment.
Tract 2		
Section 2.1 Section 2.2	Residential, Low Density (1-2 DUA) <i>Note: density above 2 DUA requires connection to the public water system</i>	Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows option for accessory dwelling units. Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Development to match the density and character of the adjacent neighborhood.

Attachment D (page 1 of 1)

2016 Final Land Use Plan and An Alternative Proposal – Presented to the Chugiak Community Council by Agnew Beck on 12/01/2016

12/1/2016

2016 Plan Tract + Section	2010 Plan Section	Gross Area (acres)	Developable Area (approx. ~70%; acres)	Density Range (DUA)	Units (Lower Estimate)	Units (Higher Estimate)	Units Proposed in 2010 Plan
Tract 1 (Medium Density Residential)	C + D	27.61	15.946	7-30 DUA	262	518	110
Open space sections		2.6	N/A				total # of units was capped
Section 1.1	Density ranged from 3-6 DUA to 7-10 DUA	4.44	3.11	15-30 DUA	66	133	
Section 1.2		8.54	5.98	15-30 DUA	128	256	
Section 1.3		1.97	1.38	7-15 DUA	13	29	
Section 1.4		4.64	3.25	7-15 DUA	32	69	
Section 1.5		3.19	2.23	7-10 DUA	22	31	
Tract 2 (Low Density Residential)	A	8.37	4.89	1-2 DUA	6	13	10
Section 2.1	Density	4.2	2.94	1-2 DUA	4	8	
Section 2.2	1-2 DUA	2.78	1.95	1-2 DUA	2	5	
Tract 3 (Open Space)	E	25.48	N/A				
Tract 4 (AWWU Reservoir)	A	3.5	N/A				
Tract 5 (Rural Residential)	B	26.12	N/A	<1 DUA	0	5	5
TOTAL		92 acres	76 acres		268	537	125

An alternative proposal

2016 Plan Tract + Section	2010 Plan Section	Gross Area (acres)	Developable Area (approx. ~70%; acres)	Density Range (DUA)	ANOTHER OPTION	Units (Lower Estimate)	Units (Higher Estimate)	REVISED Units (Lower Estimate)	REVISED Units (Higher Estimate)	Units Proposed in 2010 Plan
Tract 1 (Medium Density Residential)	C + D	27.61	15.946	7-30 DUA		262	518	194	359	110
Open space sections		2.6	N/A							total # of units was capped
Section 1.1	Density ranged from 3-6 DUA to 7-10 DUA	4.44	3.11	15-30 DUA	15-30 DUA	66	133	66	133	
Section 1.2		8.54	5.98	15-30 DUA	7-15 DUA	128	256	60	128	
Section 1.3		1.97	1.38	7-15 DUA	7-10 DUA	13	29	14	20	
Section 1.4		4.64	3.25	7-15 DUA	7-10 DUA	32	69	32	46	
Section 1.5		3.19	2.23	7-10 DUA	7-10 DUA	22	31	22	32	
Tract 2 (Low Density Residential)	A	8.37	4.89	1-2 DUA	1-2 DUA	6	13	6	13	10
Section 2.1	Density	4.2	2.94	1-2 DUA	1-2 DUA	4	8	4	8	
Section 2.2	1-2 DUA	2.78	1.95	1-2 DUA	1-2 DUA	2	5	2	5	
Tract 3 (Open Space)	E	25.48	N/A							
Tract 4 (AWWU Reservoir)	A	3.5	N/A							
Tract 5 (Rural Residential)	B	26.12	N/A	<1 DUA	<1 DUA	0	5	0	5	5
TOTAL		92 acres	76 acres			268	537	201	378	125

www.hlbcarolcreekplan.com

Chugiak-Eagle River Advisory Board Resolution 2017-5

October 28, 2017

Meeting Re: Proposed update to the CER Specific Land Use Plan 2017-0118

WHEREAS, the Chugiak Eagle River Advisory Board is established in Title 21 by Section 21.10.030.B and is constituted in order to review and make recommendations on actions regarding potential changes in land use law that impact multiple Community Council areas in the Chugiak Eagle River area; and

WHEREAS, the Board, with local representation present from Eklutna Village, South Fork, Eagle River Valley, Chugiak, Eklutna Valley, and Birchwood Community Councils, met on October 28, 2017 to hear local testimony and to discuss the above local issue; and

WHEREAS, the Advisory Board after much discussion and testimony took a position opposing this plan in February, (see attached Resolution 2017-3); and

WHEREAS, it was publicized and announced to the community that the plan would not go forward (see Alaska Star, June 21,'17, Robin Ward quoted); and

WHEREAS, this week we received again essentially the same plan we had opposed in February; and

WHEREAS, our principal objection continues to be the increased density from the 125 units we endorsed in the 2010 plan, and

NOW, THEREFORE, the Board reiterates our continued opposition to the proposed update to the CER Site Specific Land Use Plan and continues to support a limited change that would accommodate the AWWU water storage facility.

Respectfully,

Debbie Ossiander, Co-Chair CER Advisory Board

Public Comments: 2017-0118

Commenter	Email	Phone Number	Submitted
<p>George Humm PO Box 770530 Eagle River, AK 99577</p>			<p>11/17/2017 11:56:19 AM</p>
<p>Joann L Hoover 12110 Busiess Blvd Ste 6-176 Eagle River, AK 99577</p>	<p>polaris_jo@hotmail.com</p>	<p>9072230455</p>	<p>11/20/2017 8:12:06 AM</p>

We have lived in Eagle River for over 20 years and have watched it grow to a congested mess over the years, overpopulated with auto parts stores and small businesses that offer few real employment opportunities other than minimum wage. The development of the Carol Creek property will drastically increase the population density in the immediate area resulting in increasing congestion on the already congested Old Glen Highway and will require residents to commute to Anchorage or the valley for employment. The public transportation system is in the midst of re-evaluating the service to the area with likely cutbacks. The original plan called for much lower density and dwelling units and would have been marginally ok. The revised plan calls for 378 dwelling units packed together with 15-30 units per acre. This is not smart city planning, a subject that I studied as an architecture student at Notre Dame. This level of density is out of character with the surrounding community and will do nothing to enhance lifestyles or property values. Our city planners and council members need to take a hard look and reject the proposed revisions.

I have been a resident of the Eagle River/Chugiak community since 1986. The area was enticing due to being more spacious than the Anchorage City limits. I do not feel the current plan for Carol Creek supports the established atmosphere of the community. We already have experienced the density housing style and the crime increases it brought. I totally do not support the development of Carol Creek to be dense housing, in my opinion 2-3 units per acre should be the limit.

Application



Municipality of Anchorage

Ethan Berkowitz, Mayor

- Real Estate Department -

September 22, 2017

MOA Planning Department
ATTN: Hal H. Hart, AICP, Planning Director
PO Box 196650
Anchorage, AK 99519-6650

Subject: Chugiak-Eagle River Site-Specific Land Use Plan – Chugiak-Eagle River Comprehensive Plan Amendment for review

Dear Mr. Hart:

The MOA Heritage Land Bank (HLB) has drafted an update to the approved 2010 Chugiak-Eagle River Site-Specific Land Use Plan. The update focuses on HLB Parcel 1-074 commonly referred to as the “Carol Creek” property. The update reexamines the Carol Creek property and addresses previously disposed of parcels from the original plan.

We had an engaging public process which lead to the Heritage Land Bank Advisory Commission passing a resolution in support of the Draft Plan and ultimately reducing the total number of dwelling units as a result of community input (HLBAC Resolution 2016-16(S)). A Pro Forma has also been completed and is attached for your review.

We look forward to Planning staff review and a public hearing at the Planning and Zoning Commission.

Sincerely,

Robin E. Ward
Executive Director, Heritage Land Bank

Attachments

Chugiak-Eagle River Site-Specific Land Use Plan

TITLE 21 COMPREHENSIVE PLAN AMENDMENT APPROVAL
CRITERIA

Submitted by MOA Real Estate Department
Heritage Land Bank

2. *Approval criteria.* The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:
 - i. A change in projections or assumptions from those on which the comprehensive plan is based;
 - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;
 - iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or
 - iv. Identification of errors or omissions in the comprehensive plan.

Response:

2.a.i and ii

The Heritage Land Bank (HLB) parcels addressed in this Site-Specific Land Use Study have been identified in the Chugiak-Eagle River Comprehensive Plan as a “Special Study Area” and therefore does not have land use designations. In 2010, a Chugiak-Eagle River Site-Specific Land Use Study was approved and adopted by the assembly establishing recommended land use designations. Since that time, HLB has implemented the plan by rezoning and disposing of a tract. Furthermore, Anchorage Water and Wastewater Utility (AWWU) has requested a portion of the site to meet overall water pressure needs in Eagle River. Due to the above mentioned items and the 2012 Housing Study, HLB is proposing an update to the plan to address these changes and request modifications to the land use designations.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.

Response:

The proposed land use designations in this Update provide utility infrastructure, meet goals for housing shortages, provide housing in a location where services are located, and proposes open space that retains floodplains, wetlands, and offers connectivity through formal trails. Therefore, the Chugiak-Eagle River Site-Specific Land Use Plan Update is consistent with the goals, objectives and policies in the adopted Chugiak-Eagle River Comprehensive Plan.

- c. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.**

Response:

The proposed amendment is in the public interest as it would immediately allow an AWWU facility to be constructed that would provide storage and pressure to the overall system. Over time, the plan would allow development to meet housing needs while protecting riparian and flood prone areas.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

Response:

The proposed amendment would meet many comprehensive plan goals, objectives, policies, and guidelines specifically:

II. Natural Environment 1.a. Ensure that natural systems are protected, maintained and enhanced.

- The natural environment including Carol Creek and the adjacent wetland areas will be protected with the open space designation and the steeper sloped areas are proposed to be low density residential.

III. Land Use A.2.h. Ensure that new development is supported by adequate infrastructure and is consistent with the carrying capacity of the land.

- The proposed land use will allow for growth in a manner that will complement the existing facilities including; Fire Lake Elementary, Harry J. McDonald Center, adjacent Chugach State Park, nearby retail, and other amenities. Design standards are included to guide development in a manner that takes into account the existing environment – see Section 8 of the Plan titled Development Standards.

IV. Land Use C.3.d. In municipal land use regulations, support multi-family housing in areas around employment centers and commercial and public buildings where public sewer and water services are available and where convenient access to major transportation corridors and recreational facilities is provided.

- Adopting this update would work towards meeting the housing needs as identified in the 2012 Housing Study. The proposed land use would meet several gaps in housing in the Chugiak-Eagle River area. The 2012 Housing Study identifies the need for 3,324 new dwelling units including; large lot (831), single family (1,729), two family/duplex (399), townhouse (33), and multifamily and other (332).

IV. Public Facilities and Services F.3.b. Design and build extensions of public water systems to adequate standards for fire protection, including volume, pressure and the provision of hydrants.

- A portion of the property would be utilized to upgrade Harry J. McDonald road to a collector standard and a 3.5-acre site would house AWWU water reservoir(s) meeting storage and pressure needs of the Eagle River community. This AWWU project would also address fire protection by allowing two fires to be fought simultaneously in the same region, if necessary. Allowing AWWU to construct water reservoirs would also offer an opportunity to the neighborhood to the north to hook up to water services, should they vote to do so.

IV. Public Facilities and Services E.1.a. Establish an integrated open space and greenways network which effectively links parks, recreational facilities, schools, residential and commercial areas, and which includes ecologically valuable open space lands and scenic vistas.

- The open space as described in the concept plan would formalize social trail systems in the area and eventually be part of a connection to the Chugach State Park. The layout as proposed would offer connections to the commercial areas to the west, a school and recreational facility to the north, and offer connections from neighborhoods.

- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.

Response:

The areas proposed for residential development are identified in the plan as having higher density towards the highway and retail corridor. Moving east the density is decreased to be compatible with existing land uses to the north and takes into consideration topography challenges. As previously stated, the open space tract would keep the riparian, wetland, and flood prone areas in a natural state.

Harry J. McDonald road is currently constructed to driveway standards and is classified as a collector in the Official Streets & Highways Plan (OSH&P) and would be upgraded; additionally, a thru road connecting Harry J. McDonald and Mendenhall Road has continued to be identified as a need in the Update. Utilities, including sewer, are available and can accommodate the number of dwelling units proposed in the Update. The presence of an AWWU water

reservoir and the associated waterline to the reservoir will make the residential development more feasible.

Estimate of Potential Net Revenue from Sale of Carol Creek Plan Area Land

Tract and Section	Zoning	Acres	Net Acres	Estimated Revenue per Gross Acre	Estimated Gross Revenue from Land Sale
Tract 1: Medium Density Residential					
Section 1.1	R3	4.44	3.11	\$151,760	\$673,813
Section 1.2	R3	8.54	5.98	\$151,760	\$1,296,028
Section 1.3	R2M	1.97	1.38	\$151,760	\$298,967
Section 1.4	R2M	4.64	3.25	\$151,760	\$704,165
Section 1.5	R2M	3.19	2.23	\$151,760	\$484,114
Open Space	N/A	2.60	0.00		\$0
Subtotal Tract 1		22.78	15.95		\$3,457,087
Tract 2: Low Density Residential					
Section 2.1	R6 or R2M	4.20	2.94	\$56,000	\$235,200
Section 2.2	R6 or R2M	2.78	1.95	\$56,000	\$155,680
Subtotal Tract 2		6.98	4.89		\$390,880
Tract 3: Open Space	N/A	25.48	0	\$0	\$0
Tract 4: AWWU Reservoir	N/A	3.5	0	\$0	\$0
Tract 5: Rural Residential	R10?	26.12	0	\$17,000	\$444,040
Grand Total		87.46			\$4,292,007
(less) cost of sale at 3%					(\$128,760)
Net Revenue from Land Sale					\$4,163,247



UPDATE of the Chugiak-Eagle River Site-Specific Land Use Plan

Public Review Draft :: August 2017



Prepared for the Heritage Land Bank,
Municipality of Anchorage





Municipality of Anchorage

Office of Economic & Community Development

October 31, 2016

Introduction to the Chugiak-Eagle River Site-Specific Plan Update

Local residents and business, and other interested parties and partners,

I am pleased to present for your review this update of the Chugiak-Eagle River Site-Specific Land Use Plan. The plan primarily addresses the future use and development of the 92-acre parcel held by the Heritage Land Bank, on land near the Harry J. McDonald Recreation Center, above the Fred Meyer store in north Eagle River.

This plan update conforms to the main recommendations of the 2010 Chugiak-Eagle River Site-Specific Land Use Plan previously approved by the Municipality of Anchorage, but makes several changes in an effort to respond to new needs, opportunities, and market trends. The main policies of this plan, like the 2010 plan, include:

- **Develop new, moderately priced housing**, with higher densities concentrated on the parcel's west side. Include design standards that ensure delivery of quality housing and a well-designed site plan, while allowing developers flexibility to respond to specific market needs.
- **Retain a large public open space corridor along Carol Creek**, with trails linked to nearby existing and planned residential neighborhoods, and ultimately to Chugach State Park.
- **Construct a new road**, connecting the existing Malaspina Road neighborhood to the north, with the improved Harry McDonald Road on the west, to provide an emergency/secondary access to these areas.

- **Take full advantage of the existing uses in the immediate vicinity**, including Fire Lake Elementary School, the Harry McDonald recreation center, the Fred Meyer store, and the Carol Creek open space corridor, to provide the type of residential development increasingly in demand in Alaska and around the nation: a mixed use, concentrated neighborhood with attractive, safe walking, access to shops, public facilities and healthy recreation.

Changes to 2010 Plan presented in this draft come from two major drivers.

First is the need by the Anchorage Water Wastewater Utility to construct a new water reservoir to meet water demand for all of Eagle River and to improve system capacity and flow. The reservoir must be located above 520 feet elevation, and this plan reserves a site for an AWWU facility.

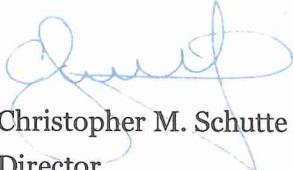
The second driver is the continuing need for moderate priced housing in the Municipality. Numerous studies, surveys and community conversations all reach a similar conclusion: Anchorage housing rents and prices are increasingly beyond the reach of many residents, and beyond what businesses need to attract and hold employees. Our community also needs more options to meet the growing market demand – especially from empty nester boomers and millennials – for housing with easy walking to open space, parks, trails, schools, shopping and dining. This plan aims to implement the Administration’s strong focus on housing by increasing the number of units allowed on the site relative to the 2010 plan. The updated plan focuses more on actions to reduce housing costs and developing a site plan to offer places to live that better meets the demand for walkable, mixed use neighborhoods.

This site offers a real opportunity to delivering on these important goals. But making this feasible will require a “next generation” of coordination and collaboration among Municipal agencies, with a focus on cost-reducing strategies. Specific actions to make this project successful and outlined in greater detail in chapter 7, include:

- **Upgrading the Harry McDonald Road** – The Municipal Official Streets and Highways Plan calls for this existing road to be upgraded to a collector. This plan calls for a three-part approach to holding the costs down for this improvement: time the road improvement to coincide with AWWU’s installation of the reservoir water line; use a combination of HLB, school and recreation center land to accommodate the wider road; and include the road upgrade in the Municipality’s 2019 AMATS priorities.

- **Providing Public Water and Sewer** – Water and sewer costs can add substantially to the eventual total cost of a parcel and a home. This plan calls for two strategies to reduce those costs: first, it increases the number of housing units allowed on the site so costs of infrastructure are spread over a larger base. Second, the plan proposes to time residential development to follow AWWU’s construction of the reservoir water line. That public water line can then be used to provide public water for most of the site, below what the service would cost if constructed by the private sector.
- **Reduce Drainage Costs** – Special effort will be made to minimize the requirements for expensive, piped drainage systems. This will happen through two main strategies. The first is to minimize impervious surfaces, and use thoughtful site and vegetation management to maximize on-site infiltration; the second is to largely rely on short surface swales to direct the runoff the site generates into the adjoining undeveloped, open space corridor.
- **Regulatory Approvals & Guided Flexibility** – The plan aims to find a balance point between explicit plans and standards for site and building design and the flexibility developers need to carry out a successful project. City staff and approving bodies will need to support this balance point, and ensure the future rezoning, permitting and subdivision process, required to implement this plan, moves ahead smoothly without unnecessary delays.

We welcome your comments on this plan and this exciting project. We look forward to working together with developers, AWWU and other municipal departments to make new development feasible and provide a mix of housing types near shopping, schools, recreation centers, open space, and eventually Chugach State Park access!



Christopher M. Schutte
Director

Office of Economic & Community Development

UPDATE of the

Chugiak-Eagle River Site-Specific Land Use Plan

REVIEW DRAFT : : AUGUST 2017

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Appendices – Available from Heritage Land Bank office upon request:

- Appendix A:** Plat for HLB Parcel 1-074 (1985)
- Appendix B:** Public Engagement Process Materials (2016)
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Eagle River, Alaska, dated August 2016

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I. INTRODUCTION

The Chugiak Eagle River Site Specific Land Use Plan was completed in 2009 and adopted by the Anchorage Assembly on September 15, 2009 (AO 2009-104). In 2010 it was included in the Chugiak-Eagle River Comprehensive Plan and is called the 2010 Plan throughout this document. The 2010 Plan satisfied municipal regulations requiring a Site-Specific Land Use Study prior to the sale of certain Heritage Land Bank (HLB) parcels. HLB identified the four parcels described in the plan for potential disposal (a transfer of property, including sale) in their 2008-2013 5-year agency work plan. The 2010 Plan recommended future uses and management of the four parcels to serve the Heritage Land Bank mission, the community's interests and the Municipality of Anchorage.

Purpose of the Update

Since the 2010 Plan was completed, HLB sold two of the four parcels analyzed. At this time, the HLB seeks to revisit the development potential of one of the four parcels described in the 2010 Plan; the 92-acre Carol Creek parcel. Several reasons guide HLB's pursuit of this plan update.

Changing Conditions and Policy Environment :: The original work of the 2010 Plan was completed approximately seven to eight years ago. Since that time, several studies and plans have been completed by the Municipality, as well as a comprehensive update to Anchorage's land use ordinance, Title 21, which includes Chapter 10 specifically for the Chugiak-Eagle River area.

Regulatory Requirements :: Like the 2010 Chugiak Eagle River Site Specific Land Use Plan, this update will fulfill the same three primary objectives.

1. The Plan amends the Chugiak-Eagle River Comprehensive Plan by assigning land use designations on the Carol Creek parcel.
2. The Plan satisfies the requirements of AMC 25.40.025: Heritage Land Bank disposals. HLB disposals must consider the comprehensive plan and its implementing measures prior to any disposal and HLB disposal shall benefit the public.
3. The Plan recommends management direction and implementation actions to guide subsequent regulatory processes and decisions related to the long-term management and development of the specific parcel described in the Plan.

Because this plan amends the Chugiak-Eagle River Comprehensive Plan, the Anchorage Planning and Zoning Commission is tasked with making a recommendation to the Assembly for approval and adoption. The land use designations recommended in the Plan would, after Assembly adoption, formally update the Chugiak-Eagle River Comprehensive Plan's land use map (see Map 2 in this document). The implementation actions would be adopted as Municipal policy to guide subsequent regulatory actions and decisions, such as platting, zoning, disposal, and development.

Anchorage Water and Wastewater Utility (AWWU) Facility Needs :: AWWU seeks to increase water storage in the area to improve system-wide pressure and flow. AWWU has identified a 3.5-acre segment of the 92-acre Carol Creek parcel as an ideal location for a water storage tank. AWWU's interest in the parcel provides an opportunity for HLB adjust the 2010 Plan to align with today's community needs.

Need for Housing :: The Administration of Mayor Ethan Berkowitz is committed to improving housing options across the Municipality, including identifying underutilized municipally-owned properties that have potential for new housing development. The Administration directed HLB to look for opportunities to move land to market for housing. Opportunities remain at the Carol Creek site to provide housing close to shopping, an elementary school, recreation and to improve access, trail connections, and green amenities, including retaining open space along Carol Creek.

This Chugiak-Eagle River Site-Specific Land Use Plan Update analyzes and makes recommendations for the 92-acre Carol Creek parcel. The recommendations are based on physical data, public input, and relevant policy directives. Like the 2010 Plan, this update also helps HLB serve broader community goals including: quality of life, public safety, economic development, and improved services.

2010 Plan Compared to 2016 Update

The overall land use policies in this 2016 Update are very similar to the 2010 Plan, which includes:

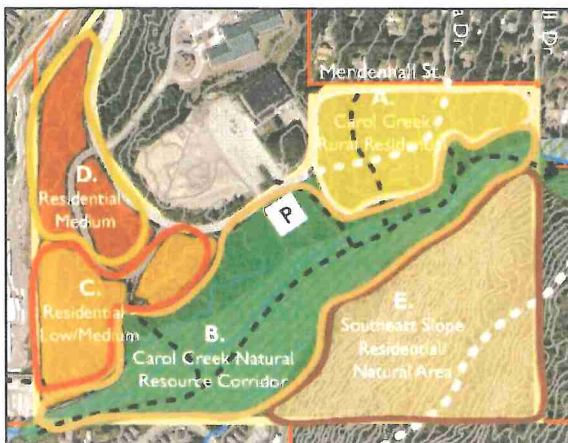
- Focus residential development of the northern and western portion of the parcel with retention of a large band of open space along Carol Creek.
- Allow for higher densities in the western portion of the project area, and lower densities in the north eastern section to better match the character of the adjoining, existing neighborhood.
- Reserve a route for a road connection between the existing neighborhood to the north and the access road coming into the Harry McDonald Center off the Old Glenn Highway.
- Provide for a generous system of trails and open space connections between future residential development and the Carol Creek corridor.

The primary differences between the 2010 Plan and the 2016 Update include:

- Designation of one site (approximately 3.5 acres) to accommodate a future AWWU water storage reservoir, designated as Tract 4 in the 2016 Update. In the 2010 Plan this land was within Section A, an area designated for low density residential development. The 2016 Update recommends accommodating a water storage facility at this site, not a part of the 2010 Plan.
- Reconfiguration of and an increase in acreage of the western tract set aside for medium density housing (Tract 1 in the 2016 Update, and Sections C and D in the 2010 Plan).
- An increase in the overall number of housing units proposed in the 2010 Plan, specifically in the western portion of the parcel (Tract 1 in the 2016 Update, and Sections C and D in the 2010 Plan).
- More thorough examination of infrastructure development strategies, including collaboration and timing of development with Municipal agencies to share upfront infrastructure costs and increase the feasibility of future residential development on this site.

See comparison of the 2010 to 2016 site plans below:

2010 Plan



2016 Update



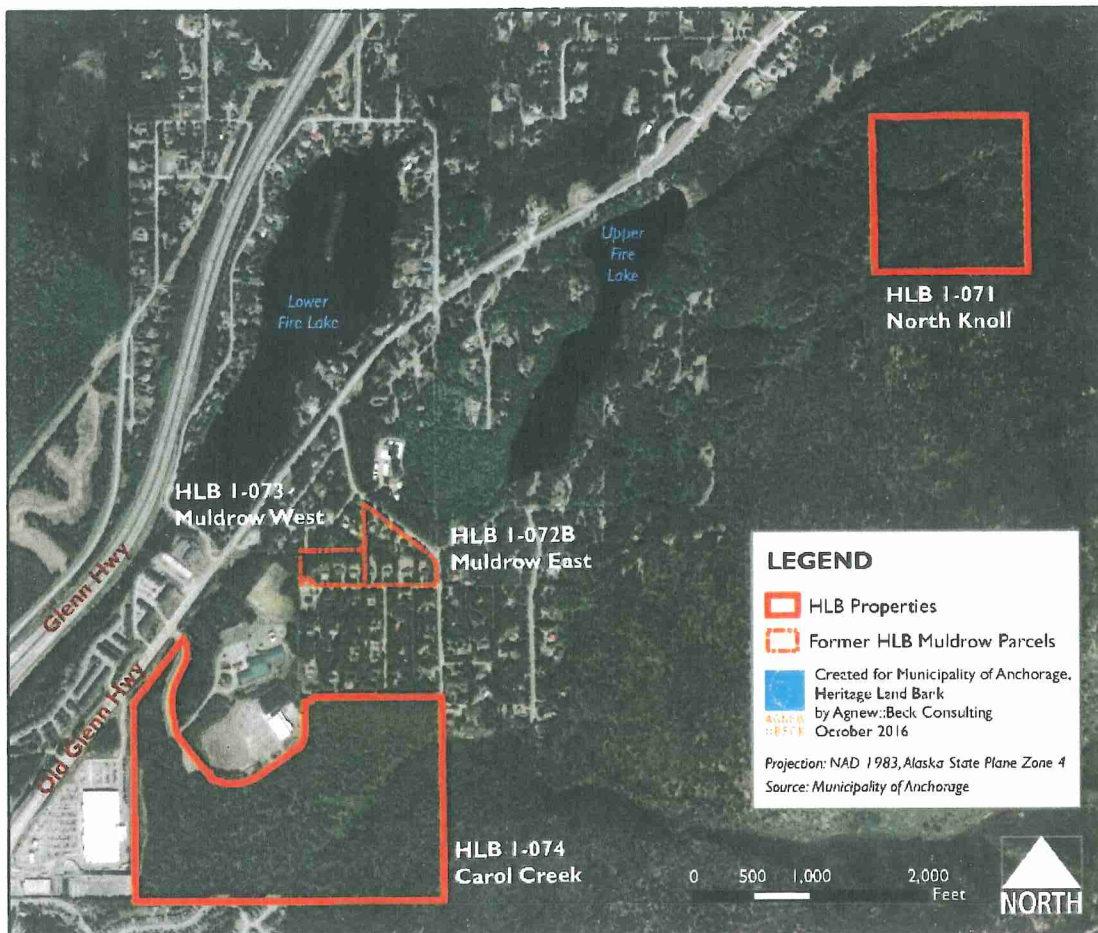
2. 2010 PLAN SUMMARY

Chugiak-Eagle River Site Specific Land Use Plan (2010)

The Chugiak-Eagle River Site-Specific Land Use Plan was completed in 2009 and adopted by the Anchorage Assembly in 2010 as part of the Chugiak Eagle River Comprehensive Plan. The 2010 Plan was prepared to satisfy municipal regulations which state that prior to sale of certain Heritage Land Bank (HLB) parcels, a Site Specific Land Use Study must occur. HLB identified the four parcels described in the Plan for potential disposal (sale) in the agency's five-year work plan (2008-2013). The Carol Creek parcel (HLB 1-074) remains identified for potential disposal in the most recent five-year work plan (2017-2021) adopted June 21, 2016.

The 2010 Plan recommended future uses and management of four parcels, totaling approximately 142 acres, to serve Heritage Land Bank's mission, the community's interests and the Municipality of Anchorage. Since the plan was completed, HLB has sold two of the four parcels analyzed, specifically, two smaller parcels along Muldrow Street that totaled approximately 11 acres (HLB 1-072 and 1-073). The North Knoll Parcel (HLB 1-071) analyzed during the 2010 Plan was recommended to remain in a natural state and this updated Plan carries forward those recommendations. The remaining parcel, Carol Creek (HLB 1-074) remains in HLB inventory and is the primary subject of this update. Map 1 illustrates the location of these parcels.

Map 1. Study Area for 2016 Plan Update



2010 Planning Process

Extensive public involvement shaped the planning process and is reflected in the 2010 Plan. Table 1 summarizes the process to prepare the 2010 Site-Specific Land Use Plan.

Table 1. Summary of 2010 Plan Public Process

Date	Activity
Summer 2007	Consulting team hired, project start-up; initial background research
Sept. 19, 2007	Public Workshop: review background report; discuss project issues (approximately 45 attendees)
October 2007	Prepare preliminary development options
Nov. 8, 2007	Informal public open house/workshop (approximately 21 attendees)
December 2007 through January 2008	Prepare revised development options
Feb. 6, 2008	Informal public open house/workshop (approximately 47 attendees)
February 2008	Draft Plan; circulate for internal review – HLB, Municipal Planning, Parks and Recreation, and Traffic Departments
Feb. 29, 2008	Plan available on line at www.agnewbeck.com – current projects page
March 6th, 2008 7:00 – 9:00 PM	Thursday evening public workshop to review the plan Fire Lake Elementary
April 2008	Revise Plan based on public review
May 8, 2008	Heritage Land Bank Advisory Commission Approved (R-2008-06)
May 11, 2009	Anchorage Planning and Zoning Commission Approved (R 2009-026)
September 12, 2009	Anchorage Municipal Assembly Amended and Approved (AO 2009-14)

2010 Plan Goals and Objectives

The 2010 Plan outlined the following key objectives to make best use of the four parcels that were studied at that time. The intent was to optimize the parcels proximity to open space and existing schools, recreation, and commercial activities.

- Respect and protect the quality and character of the existing low density residential neighborhood.
- For parcels or portions of parcels immediately adjoining existing residential areas, allow for new residential uses at densities comparable to the existing, adjoining residential uses.
- Protect and work within the constraints and opportunities of the natural setting of the area. In particular protect Carol Creek and associated wetlands and groundwater resources.
- On the portions of the Carol Creek parcel southwest of the McDonald Center and outside the Carol Creek greenbelt (areas C and D on Map 2) allow for low and low to medium density housing. Limited, accessory office and/or commercial uses are possible in this area, but only under a Planned Unit Development approach. The planned residential use, along with the school and the McDonald Center, provide a logical transition between intense commercial uses to the west, and low density residential uses to the east.

- Establish a set of development standards for the low density and low to medium density residential uses to ensure these are high quality residential areas, sized and developed to be appropriate for their location in this transitional area.
- Retain and improve opportunities for access to open space, trails and other outdoor and indoor recreation amenities, for local residents and for visitors from outside the immediate neighborhood.
- Develop in accordance with the 2006 Chugiak-Eagle River Comprehensive Plan Update.

Table 2 summarizes the recommended land uses for each parcel in the 2010 Plan. Map 2 on the following page, also from the 2010 Plan, illustrates the original land use recommendations.

Table 2. Summary of Recommended Land Uses in 2010 Plan

Parcel Name	Size	Current Comp Plan Land Use Classification	Recommended Land Use Classification	Additional Recommendations
North Knoll	40 acres	Residential, <1 - 1 dwellings per acre	Park & Natural Resource	
Muldrow Street West	3.7 acres	Community Facility	Residential, 1 - 2 dwellings per acre	Design objectives established in plan; min. 40,000 sq. ft. lots
Muldrow Street East	7.8 acres	Special Study Area	Residential, 1 - 2 dwellings per acre	Design objectives established in plan; min. 40,000 sq. ft. lots
Carol Creek A, Rural Residential	10 acres	Special Study Area	Residential, 1 - 2 dwellings per acre	Design objectives established in plan; min. 40,000 sq. ft. lots
Carol Creek B, Natural Resource Corridor	26 acres	Special Study Area	Park & Natural Resource	
Carol Creek C, Residential	8 acres	Special Study Area	Residential, 3 - 6 dwellings per acre	Max of 50 units. Design objectives in plan and recommended site plan review.
Carol Creek D, Residential	7 acres	Special Study Area	Residential, 7 - 10 dwellings per acre	Max of 60 units. Design objectives in plan and recommended site plan review.
Carol Creek E, Park & Natural Resources / Very Low Density	23 acres	Special Study Area	Residential, <1 - 1 dwellings per acre / Park & Natural Resource	Max of 5 units

Map 2. Land Use Recommendations of the Chugiak Eagle River Site Specific Land Use Plan (2010)

Land Use Recommendations for HLB Parcels, Chugiak-Eagle River



Alaska State Plane, Zone 4, NAD 1983
December 1, 2008



All data courtesy of Municipality of Anchorage.

Map by Agnew::Beck Consulting for Heritage Land Bank.

Updates Since 2010 Plan Adoption

Much of the physical and policy environment surrounding these parcels remain consistent with those documented in the 2010 Plan. Significant policy actions are documented below. Other known updates to the existing conditions of areas surrounding the HLB property are documented in the following chapter.

Disposal of Muldrow Street Parcels

Two of the four subject properties of the 2010 Plan, the Muldrow Street West and East parcels (HLB 1-072 and 1-073, respectively) were identified for disposal and future development as low-density rural residential, in keeping with the character of the surrounding Fish Hatchery Road neighborhood. The properties are adjacent to each other and total approximately eleven acres, bounded by Fish Hatchery Road on the North and Knob Hill Drive to the east; Muldrow Street is the southern border and an undeveloped portion of Fire Lake Elementary School's parcel is to the west.

HLB subsequently resolved the outstanding title issues with the State of Alaska regarding the east parcel identified in the Plan, and obtained an ordinance amending the Plan to remove the requirement that HLB rezone those two properties prior to disposal (AO 2011-104, approved October 25, 2011). HLB then disposed of the two properties via sealed bid, approved by the Assembly in 2012 (AO 2012-50). The developer, Troy Davis Homes, successfully petitioned to rezone the properties as R-2A SL with a minimum lot size of 40,000 square feet, consistent with surrounding properties (AO 2013-88, approved September 10, 2013).

The developer subsequently subdivided the property into eleven residential lots and has almost completed construction and sale of single family homes on these lots. The photographs above depict views of these new homes from the street, as well as one home still under construction as of February 2016. Completion of the disposal process was documented in the HLB 2014 Work Program and 2015-2019 Five Year Management Plan (recommended for Assembly approval by Heritage Land Bank Advisory Commission (HLBAC) on December 12, 2013 and approved by the Anchorage Assembly on April 22, 2014).

Muldrow Street, 2008



Muldrow Street, 2016



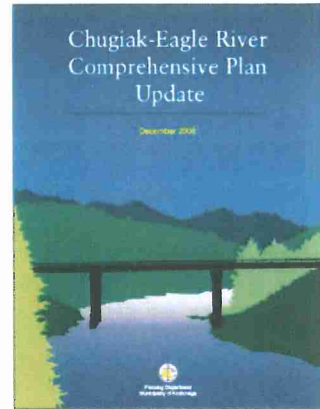
Policy and Regulatory Changes

In addition to changes to the physical environment since the plan was adopted, there have been changes in the policy and regulatory environment as well, summarized by plan document.

Chugiak-Eagle River Comprehensive Plan Update (2006)

The Chugiak-Eagle River Comprehensive Plan Update, completed in 2006, outlines the community's desired pattern for growth and land use in Eagle River. According to the plan, the Eagle River community seeks to maintain a central core or downtown area that allows for limited new, higher-density housing and local-serving commercial establishments. Surrounding the more compact center, suburban and rural residential uses prevail. The Comprehensive Plan makes clear that residents want high-quality development that enhances the character of the community by preserving the natural environment and maintaining rural ambience.

The Plan remains the overall guiding document for the Chugiak-Eagle River area, including providing direction for future development. At the time of writing, no further updates have been made to the plan itself, but steps have been taken to implement the plan, notably adoption of Chapter 10 of Title 21 specifically addressing zoning regulations in Chugiak and Eagle River.



Anchorage Municipal Code Title 21, Chapter 10 (Updated 2014)

The Municipal Land Use Code, Title 21, provides the directives that codify and implement the Comprehensive Plan. Since passage of the 2010 Plan, the Municipality of Anchorage has adopted an update to Title 21 passed in 2014. Chapter 10 of the code governs zoning in Eagle River, including the Carol Creek parcel, currently zoned as Public Lands Institutional (PLI).

The Eagle River zoning districts generally align with those in the Anchorage Bowl, both having several rural zoning districts that provide variation in the density and siting of housing and that may or may not be served by municipal utilities. Following the guidance of the Chugiak Eagle River Comprehensive Plan to encourage denser housing and more commercial uses within the Central Business District (CBD), there are additional restrictions on some zoning districts to be located within or near the town center; lower allowable density in the CE-R-3 district (30 units per acre, not 40 units per acre as in the Anchorage Bowl); and a height restriction of 35 feet for residential units outside the town center.

Chugach State Park Access Plan (Public Review Draft, 2010)

Originally intended to be an element of the Anchorage 2020 Comprehensive Plan, the public review draft of the Chugach State Park Access Plan was completed in 2010 but is no longer required to be approved by the Anchorage Assembly as an official municipal document. The plan analyzed and identified current formal and informal access points to Chugach State Park from areas within the Municipality, documented areas of opportunity for protecting future access points or transitional lands between developed parcels and park lands, and ensures planning and coordination among the State of Alaska, the Municipality of Anchorage, and landowners adjacent to the park to optimize public access to these lands while protecting against negative impacts on private properties. The Anchorage Assembly formerly added reference to this Plan into Title 21 under the trails dedication section, which requires consideration be given to Chugach State Park access in future subdivision actions at the interface zone with the state park.

Eagle River Central Business District and Residential Core Circulation Study (2011)

A traffic circulation study of Eagle River, completed in 2011, identified several traffic flow improvements that could be implemented to alleviate existing congestion along the Old Glenn Highway through the busiest areas of Eagle River, the town center and surrounding residential neighborhoods, as well as improving non-motorized transportation infrastructure and perceived safety concerns for bicyclists and pedestrians.

Among the recommendations identified in the study are additional road connections between existing neighborhoods, including a proposed collector road segment connecting the east terminus of Northgate Drive and the northern curve of Beaujolais Drive which would extend through the southwest corner of the HLB Carol Creek parcel. The study offers three scenarios for new circulation patterns, all of which feature this potential connection but none of which directly impact the section of the Old Glenn Highway adjacent to this parcel.

Anchorage Wetlands Management Plan (2012)

The Anchorage Wetlands Management Plan was originally developed in 1982 to satisfy requirements of the Coastal Zone Management Act to produce guidelines for freshwater wetlands within the Municipality. An update of this plan was completed in 2012, and provides an inventory and guidelines for development within or near wetlands; Alaska no longer participates in the national Coastal Zone Management Program, so this document now exists as a technical resource. The plan identifies the Carol Creek corridor and associated wetlands as Upper Carol Creek (Site 135), designated as Class B wetlands. A smaller tributary of Carol Creek and south of the project site is additionally identified as Class D wetlands.

Municipality of Anchorage Housing Demand Analysis (2012)

This study identified the current housing supply available in the Municipality, projected future demand for additional housing, and the regulatory and economic barriers to developing more diverse housing types to meet projected demand for each product type. The study found that “there is not enough buildable land to accommodate future housing demand under historical development patterns, current land-use policies and development options.” In total, the study projects an unmet need of approximately 8,900 housing units of all types that would not be built with the Municipality’s current rate of production, available land and development policies.

The specific findings and recommendations of this analysis are discussed in Chapter 6.

■ 3. SCOPE OF PLAN UPDATE

Approach

The approach to updating the Chugiak-Eagle River Site-Specific Land Use Plan followed an approximately ten-month timeline. HLB hired the consultant team in late 2015 with the project kicking off in January 2016. HLB, AWWU, and the consultant team have worked alongside each other to reexamine the site issues and opportunities and reach out to the community.

Study Area

The plan update addresses proposed future land uses for the two properties that remain in HLB's inventory, the North Knoll parcel (HLB 1-071) and the Carol Creek parcel (HLB 1-074). Since the site conditions of the North Knoll parcel have not changed since the original adoption of the 2010 Plan, the work of this plan update has focused solely on the Carol Creek parcel.

Site Investigation and Research

The project team worked to understand the project context through updated mapping and background information collection including land ownership, land use changes, and public infrastructure and utility improvements. An internal working group was convened at the start of the project to provide feedback and input at various states of the Plan Update. The group consisted of representatives from the following agencies; the Planning Department, Private Development, Non-motorized Transportation, Watershed Management Services, Traffic Department, the Anchorage School District, Parks and Recreation, and AWWU. Documents from these meetings are included in Appendix A.

The project team made several site visits to the property to document conditions and better understand the potential for development. These explorations led to the decision to pursue a more detailed geophysical analysis of several notable topographic features at the project site to determine whether they were bedrock.

Market Research

In addition to analysis and investigation of the physical site and environs, the project team conducted research on housing and growth trends in the project area. Several interviews were conducted with members of the local development community to get a sense of the Eagle River housing market.

Public Outreach Process

The project team developed the following guidelines for community participation for this process:

- Chugiak-Eagle River community members are encouraged to participate in the process
- Interested community members are regularly informed of the project's status
- Project team uses multiple methods of community outreach and notification regarding meetings, plan content, and the approval process of the final plan
- Project team uses multiple avenues for gathering community input on the plan: in person meetings, informal presentations at community councils, written comments, online engagement
- Interested community members are given ample opportunity to review the final plan and participate in the public hearing and approval process (Table 3)

Table 3. Summary of Public Process for 2016 Plan Update

Date	Activity
February 2016	<ul style="list-style-type: none"> • Presentations to Community Councils: Birchwood, Chugiak, Eagle River, Eagle River Valley • Present to: Chugiak Eagle River Advisory Board • Project website launched: www.hlbcarolcreekplan.com
March 2016	<ul style="list-style-type: none"> • Public Workshop at Fire Lake Elementary School; approx. 30 attendees
May 2016	<ul style="list-style-type: none"> • Presentations to Community Councils: Birchwood, Chugiak, Eagle River, Eagle River Valley
Summer through Fall 2016	<ul style="list-style-type: none"> • Project team working to refine plan
October 2016	<ul style="list-style-type: none"> • Presentations to Community Councils: Chugiak, Eagle River, Eagle River Valley • Presentation to Chugiak-Eagle River Advisory Board
November 2016	<ul style="list-style-type: none"> • Presentation to Birchwood Community Council • Public Hearing Draft Completed • Present to: Heritage Land Bank Advisory Commission Meeting November 10, 2016 (tentative)
Winter 2016-2017	<ul style="list-style-type: none"> • Recommendation for approval by Heritage Land Bank Advisory Commission • Resolution of Support from Chugiak-Eagle River Advisory Board • Recommendation for approval by Planning and Zoning Commission (PZC) • Approval by the Anchorage Assembly

Ultimately the update Plan will be guided through the formal approval process, including review and recommendations by: Heritage Land Bank, Chugiak-Eagle River Advisory Board, Anchorage Planning and Zoning Commission, and ultimate approval by the Anchorage Assembly. Upon adoption by the Assembly, this 2016 Plan will become an element of the *Chugiak Eagle River Comprehensive Plan*, and the specific development recommendations for the Carol Creek parcel will supersede those documented in the 2010 Plan.

The description, analysis and recommendations presented in the following Chapters are the product of this scope of work.

4. SITE CONDITIONS

North Knoll Parcel (HLB I-071)

The North Knoll parcel is the northernmost of the four parcels studied in the 2010 Plan. The rectangular parcel lies east of the Old Glenn Highway at the intersection of New Market Drive. The parcel is undeveloped, does not have road access, and is heavily wooded. It is bounded by Chugach State Park to the south and east, and by privately owned but undeveloped land to the south and west.

No known changes in conditions have occurred at this property or its surrounding properties.

North Knoll parcel, looking east from the Old Glenn Highway at New Market Drive



Carol Creek Parcel (HLB I-074)

Consisting of 92 acres, the Carol Creek parcel (HLB 1-074) is located east of the Old Glenn Highway at the North Eagle River exist, with its western boundary adjacent to Fred Meyer and Spenard Builders Supply. Its northern boundary is Harry McDonald Road, the Harry McDonald Recreation Center, and Mendenhall Street. South of the parcel is the Brandywine neighborhood, and to the southeast are large parcels of undeveloped land currently zoned for future residential development (R-2M to the east, R-8 to the south) and further to the east is undeveloped land owned by the Federal Bureau of Land Management (BLM). The following images illustrate the character of the site.

Carol Creek Parcel



Carol Creek Parcel, cont.d



Summary of Site Conditions

Table 4 is excerpted from the 2010 Plan and remains accurate as of this update. The Muldrow Street parcels have been removed from this list, as they have since been disposed of and subdivided. Map 5 provides an overview of changes to the Muldrow parcels and overview of the Carol Creek property.

Table 4. Current Site Conditions, North Knoll and Carol Creek Parcels

Characteristic	North Knoll (I-071)	Carol Creek (I-074)
Size	40 Acres	92 acres
Current Development	Undeveloped, vacant and very little development in the vicinity.	Undeveloped, vacant. This parcel is surrounded by a variety of uses including public facilities, rural residential, commercial, medium-density single family residential, and undeveloped land.
Development Suitability	Generally unsuitable for development.	Ranges from highly developable along the northern boundary of the site to less suitable for development in the wetland and steep slope areas of the site.
Current Zoning	R-10 residential alpine/slope district, allowing large lot residential that addresses the unique characteristics and challenges of development on steep slopes. Properties immediately north and west of the site are also R-10. Northeast of the site the land is zoned PC (planned development). The large tracts to the west are zoned W (watershed protection. South of the site is Chugach State Park, zoned T (transitional).	PLI: Public Lands and Institutions. PLI is generally intended for uses that serve the public. Surrounding zoning includes commercial, PLI, R-2A SL and R-1A (single family on approximately 1/5 acre).

Characteristic	North Knoll (I-071)	Carol Creek (I-074)
Notable Features	Steep slopes and dense vegetation; remains in natural state.	Carol Creek and a surrounding wetland cross the parcel from east to west. Steep slopes prevail in the southeast corner. Dense vegetation and informal trails are present throughout the parcel.
Water, Sewer and Onsite Improvements	Nearest water and sewer lines are located along the Old Glenn Highway. Surrounding developed parcels use onsite systems.	Water and sewer lines serve the parcel and surrounding areas including Fred Meyer, the Harry J. McDonald Center and the Brandywine neighborhood.
Roadways	No access road or public access easements have been platted.	The driveway accessing the Harry J. McDonald Center follows a portion of the northern perimeter of the site. Knob Hill Drive ends at the north east corner of the site. The neighborhood roads associated with the Brandywine neighborhood (i.e., Beaujolais Drive and Chardonnay Circle) are adjacent to the site's southern boundary. All of these roads are classified as local streets.
Trails, Parks and Recreation	Proximity to Chugach State Park defines this HLB site. The 1986 Chugach State Park Trails plan indicates a proposed trail crossing the southeast corner of the property. Specifically, the "Chugiak Hillside Ski Trail" is described in the trails plan as a six-mile scenic ski trail and summer hiking trail. The Chugach Access Plan identifies secured and unsecured access points on surrounding properties, but identifies their feasibility as problematic.	A fairly vast informal trail network is found within the parcel. The Chugach State Park access inventory identifies locations within and adjacent to this parcel to preserve as potential access points to Chugach State Park. There are no existing trail easements. The Harry J. McDonald recreation facility and Fire Lake Elementary School are two nearby public facilities.

Site Constraints and Opportunities

The following section presents a description and analysis of the site's environmental conditions, surrounding land uses and infrastructure. These conditions have not materially changed since the earlier planning effort. The sections below have been carried forward from the 2010 Plan. Any significant change or update in conditions, or additional information gathered, has been noted below. Only the Carol Creek parcel is being analyzed for future development, so more detail is provided about this parcel.

Environment

Summary of Environmental Constraints

The area in which the parcels are located features a mix of areas with good physical capability for development, and areas with constraints that limit land use. Portions of the parcels include areas of steep slopes, wetlands and stream habitat. The most significant environmental constraints for the Carol Creek parcel are along Carol Creek, and the steep areas in the southeastern portion of the parcel. Of the 132

acres comprising the two parcels, approximately 71 acres (53 percent) are physically unsuitable for development. This includes all of the North Knoll parcel (40 acres), all of the wetland area along Carol Creek (25 acres) and the steep slope area above Carol Creek (approximately 5.5 acres). Map 3 depicts key environmental features of the Carol Creek parcel.

Topography

North Knoll Parcel

The North Knoll parcel is steep with slopes averaging between 30 percent and 45 percent. A deep gully runs through the lower portion of the parcel with slopes that exceed those on the rest of the site. The elevation ranges from 670 feet to approximately 1,200 feet above sea level. While the North Knoll itself includes several areas with more moderate slopes, reaching these areas requires crossing through very steep areas on the site, and on lands adjoining the site to the west.

Carol Creek Parcel

The topography of the Carol Creek parcel varies broadly. The majority of the parcel is between 300 and 500 feet in elevation; however, the southeast portion of the parcel climbs steeply to approximately 700 feet above sea level. Slopes vary considerably as well. The majority of the slopes on the southeast portion of the parcel are between 25 and 35 percent, and in some places approach 55 percent. The creek generally splits the parcel, with mild slopes around 10 percent grade to the northwest and steeper slopes on the southeast side of the creek.

A band of land with more moderate slopes extends north to south along the western side of the parcel; this area is considered most suitable for residential development and would require also platting new road access, either through the rest of the parcel or from the existing Brandywine subdivision (see Map 3 illustrating the site's topography and environmental conditions).

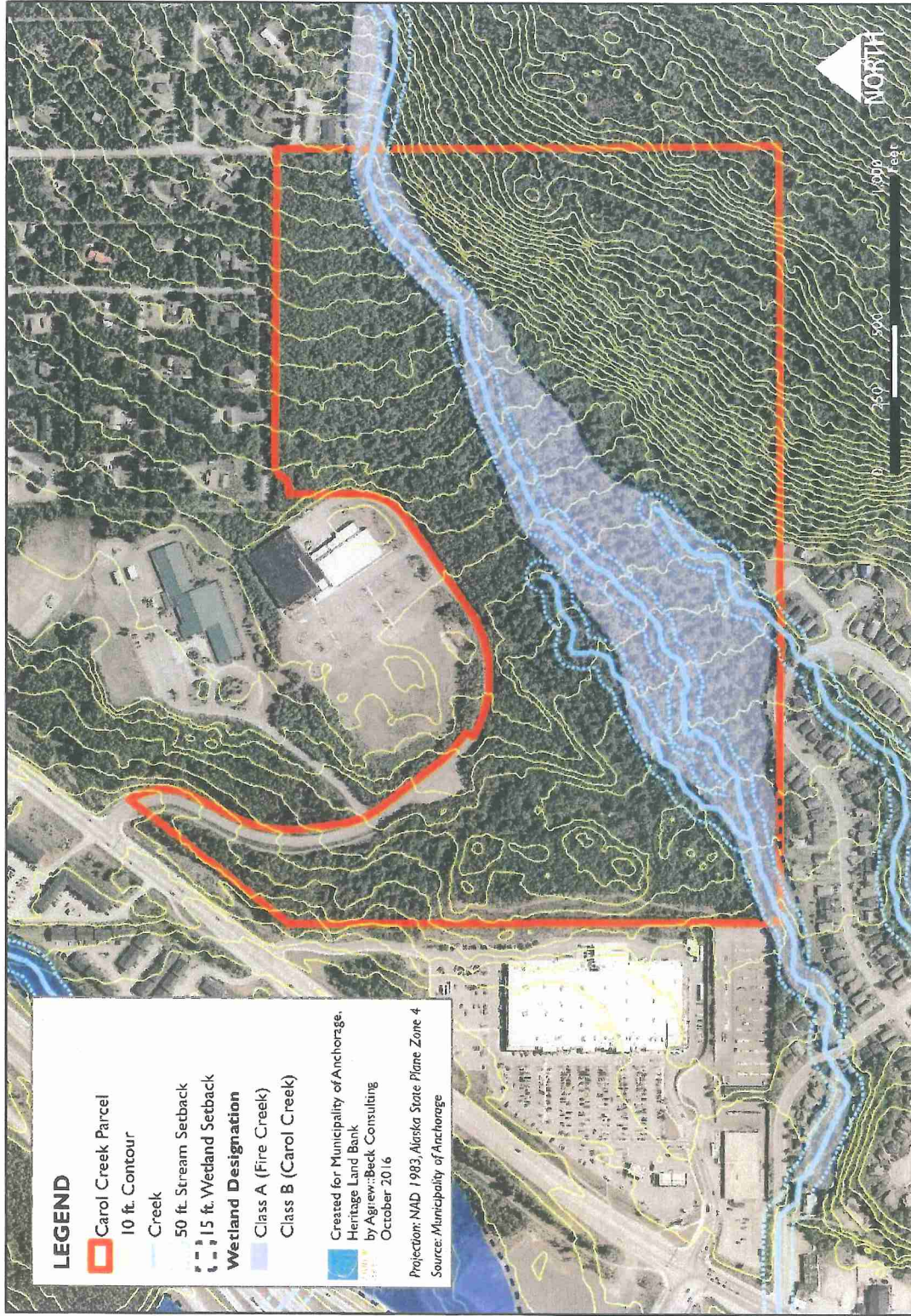
Vegetation, Soils and Geology

The upper and western portions of the Carol Creek parcel have generally well drained soils, with vegetation typical of areas in Southcentral Alaska, including spruce and birch trees. At slightly higher elevations – east of and uphill from these project parcels – bedrock is closer to the surface and soils are less well developed.

Along portions of the Carol Creek open space corridor is a slightly different vegetation and soil pattern. These areas appear to be areas where subsurface groundwater flows are closer to the surface. Soil drainage is not as good as areas at slightly higher elevations, spruce and birch are less common, and vegetation includes cottonwoods, willows, alders, devils club and similar vegetation associated with less well drained portions of Anchorage.

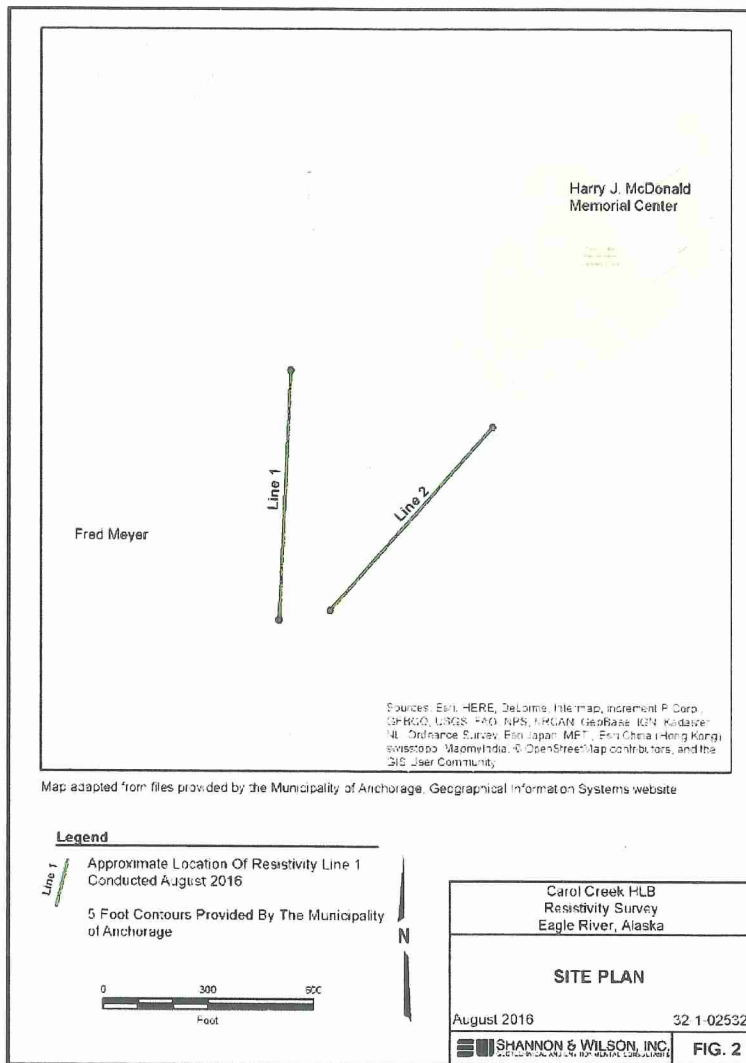
Land forms and vegetation in certain portions of the project area have been disturbed. This is most apparent immediately above the cut slope behind the Fred Meyer store which resulted in a slope easement. In this area there is evidence that soil was pushed around and piled in several berms. Original vegetation was cleared and a new thicket of alders has grown up in this area.

Map 3. Current Environmental Conditions, Carol Creek Parcel



In August 2016, HLB engaged the engineering firm Shannon & Wilson to perform a preliminary geophysical study of the soil resistivity in portions of the Carol Creek parcel, specifically areas on the western portion of the property whose shape and character suggested the presence of bedrock close to the surface, a geological feature that would significantly increase the cost of grading the site for development. The study conducted two dipole-dipole resistivity lines along two ridgelines within the site to characterize the subsurface materials (see Map 4). The study found that, “in general, both ridgelines observed relatively high resistivity values near the ground surface, likely associated with relatively dry, coarse grained soils to 5 to 15 feet below ground surface (bgs). Below this layer on each ridgeline, relatively uniform, moderately low to low resistivity readings were encountered to the bottom of our model, approximately 60 feet bgs. These readings are likely associated with fine grained soils or soils containing significant silt or clay content.” While these types of soils may present other challenges during development and to the quality of drainage at the site, the report speculated bedrock was not present in the sample taken, and likely does not occur until much lower in the subsurface, therefore not likely to pose problems for future site grading.

Map 4. Site Map of Carol Creek Resistivity Study, Lines 1 and 2



Source: Shannon & Wilson Inc., Carol Creek Resistivity Study, August 2016

Wetlands

A 24-acre band of wetlands crosses the Carol Creek parcel generally following the creek drainage corridor. Wetlands are regulated by the U.S. Army Corps of Engineers and the Municipality and rated on a scale of Class A to D, with Class A designated wetland areas of highest value and D being lowest value. The wetlands on the Carol Creek parcel are Class B: moderate to high value. Development can occur on wetlands; however, varying levels of permitting are required based on the class of wetlands. Class A and B wetlands may only be developed with a permit from the U.S. Army Corps of Engineers. The Municipality has the authority, through the Corps, to issue General Permits. The General Permits are

issued through the Planning Department and are for projects small in nature, and pertain to eligible to C and D designated wetlands only. Additionally, A and B designated wetlands have a 15-foot development setback in Title 21.

While the Municipality can support development in Class B wetlands, consistent with the Anchorage Wetlands Management Plan, Heritage Land Bank would rather pursue obtaining wetland mitigation credit for preserving and retaining the wetlands on this site. Specifically, the Planning Department outlines on their website that Class B wetlands “could possibly be marginally developed and/or disturbed. The intent of the B designation is to conserve and maintain a site's key functions and values primarily by limiting and minimizing fills and development to less critical zones while retaining higher value areas. Development could be permitted in the less valuable zones of a B site, provided avoidance and minimization and best management practices are applied to minimize disturbance and impacts to the higher value non-fill portions. All sites designated B in the Plan require a permit from the Corps of Engineers prior to development.”

Hydrology

Carol Creek is the only significant surface water feature contained within the parcels. Upper and lower Fire Lake and Fire Creek lie between the North Knoll parcel and the Muldrow Street parcels. Carol Creek is very small, but is thought to run year round. The creek drains a small watershed extending several miles above the project area.

Throughout the 2010 planning process community members shared stories about their experiences with groundwater issues in the Knob Hill/Fish Hatchery neighborhood. Community members describe some areas as having much success with well drilling and substantial subsurface water availability (“geyser-like”), while nearby properties were unable to find well water. Anecdotal evidence suggests well water issues are more of a concern east of Knob Hill than below this road. Additionally residents of the neighborhood who participated in the March 21, 2016 public workshop confirmed that Carol Creek provides a surface water source to some houses on Savage Drive. Great concern was expressed about the importance of protecting the creek’s water quality.

Land Use and Infrastructure

Existing Development

Presently the HLB parcels are vacant and largely unused, with the exception of informal trails on the Carol Creek parcel. The two parcels are located in a transitional area where denser residential and commercial development shifts to a more rural, large-lot pattern of development.

Map 5 indicates the existing land uses in the vicinity of the Carol Creek parcel, along with zoning classifications. The parcels fall within the Chugiak Community Council area, but are adjacent to both the Eagle River Valley and Eagle River Community Council areas. The Chugiak-Eagle River Comprehensive Plan Update process updated the land use designations for Eagle River. The HLB parcels are designated as Special Study areas by the Comprehensive Plan. This designation acknowledges that site-specific studies need to be conducted for the parcels. The Comprehensive Plan states that any specific study should evaluate: a) public need, b) proposed impacts to uses on adjoining properties and public infrastructure, and c) community aspirations, as well as Heritage Land Bank goals and objectives.

Transportation and Trails

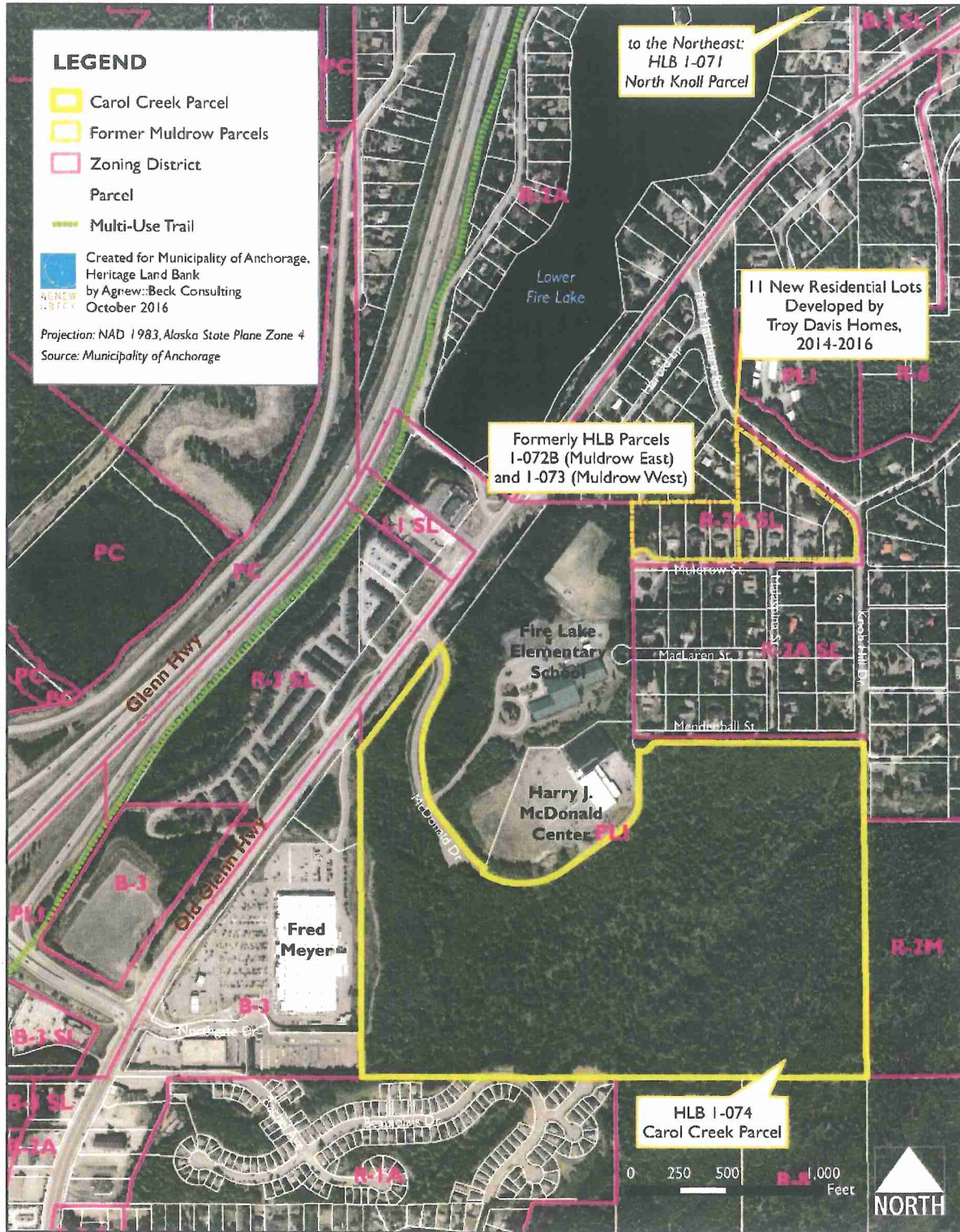
The roads surrounding the HLB parcels are classified as local streets, with the exception of the Old Glenn Highway which is an arterial. Local streets, according to the Chugiak/Eagle River Long Range

Transportation Plan, “provide access to property abutting the public right-of-way. Moving traffic is a secondary function of the local street. Since land service is its primary purpose, the local street should not carry through traffic.” Meanwhile, the primary function of arterial streets is to move large volumes of traffic over relatively long distances from one part of the city to another. If development of the HLB parcels occurs, portions of the existing street network will require upgrades to “collector” status. A collector street collects traffic from local streets and then funnels it to arterials or to local traffic generators such as shopping centers, schools, community centers, or park and recreational facilities.

Upgrades to the Old Glenn Highway from the Fire Lake area to Peters Creek were completed in 2010. Four-foot shoulders and new pavement were added, along with a paved pathway and truck climbing lane in certain areas. During the original planning process, residents of the rural residential Fish Hatchery neighborhood and officials at Fire Lake Elementary School described traffic problems at the intersections of the Old Glenn Highway with roadways in the project area, specifically Fish Hatchery Road and McDonald Center Drive. The upgrade did not include any improvements to these intersections.

Roadway maintenance in the Chugiak-Eagle River area is dealt with through the Chugiak, Birchwood, Eagle River Rural Road Service Area (CBERRRSA). CBERRRSA deals with more than 350 lane miles of roadway, including the roadways in the project area. A Service Area Board comprised of representatives from each community council in the area advises the Municipality on the level and type of road services desired by service area residents. Private contractors, which are scheduled and directed by Municipality of Anchorage personnel, provide the actual street maintenance services within the CBERRRSA.

Map 5. Current Land Use and Zoning, Carol Creek Parcel



There are informal trails and identified Chugach State Park Access points in the vicinity of and on the HLB parcels. The Chugach State Park Access Plan describes where existing access to park lands is occurring, and where additional public access may be needed in the future. Only one point of public access to the park (ER1 in the plan, at Barnes Avenue) is secured in the area surrounding the Carol Creek parcel, but there are several points nearby (ER2, ER3, ER4, ER5, all depicted on Map 6.3 in the Chugach Access Plan) identified for potential, primarily pedestrian, access for park users traveling east toward park lands. Public access points are identified from platted existing roads, existing public lands owned by HLB and the Bureau of Land Management (BLM), and a section line running east-west between properties.

Water and Sewer

Public water and sewer service does not extend to the North Knoll, but is available beneath the Old Glenn Highway for the Carol Creek parcel. Map 6 illustrates the extent of public water and sewer in the area. Fire Lake Elementary, the Harry McDonald Center, the Fred Meyer shopping center, and the Brandywine neighborhood are all served by public water and sewer. The Fish Hatchery rural residential neighborhood north of the Carol Creek parcel utilizes well and onsite wastewater systems. As previously mentioned, throughout the planning process community members have shared stories of water well issues in the Fish Hatchery neighborhood. Additionally, Carol Creek provides a surface water source to some houses on Savage Drive through a shared private system, which has led to concerns about protecting water quality.

AWWU completed upgrades to the water and sewer mains concurrently with improvements to the Old Glenn Highway. The upgrades included installation of a water line beneath a portion of Harold Loop and fire hydrants, providing the opportunity for customers with wells to now be served by public water.

Civic Use and Public Facilities

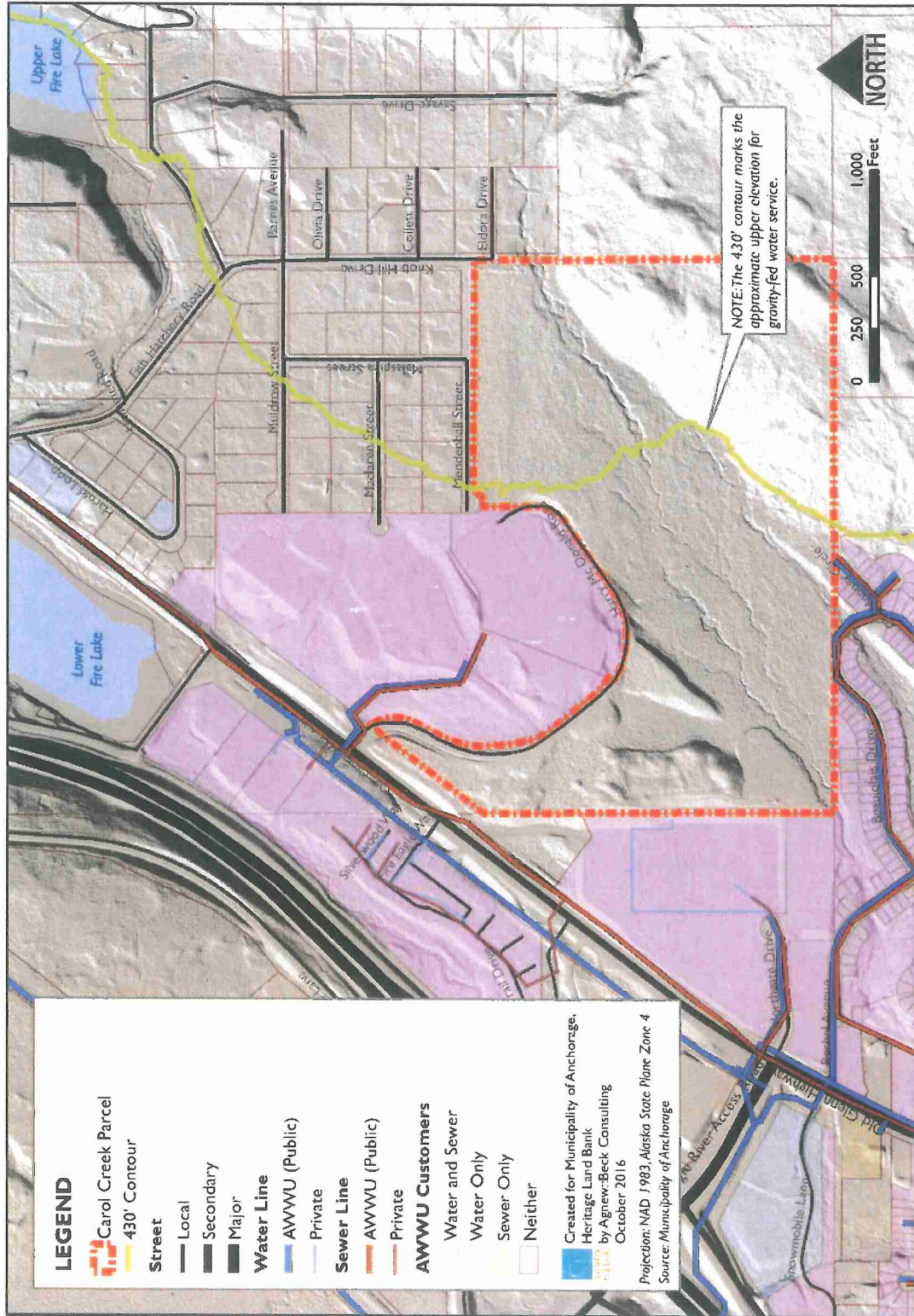
The parcels are located within the Fire Lake Elementary School attendance area, the Mirror Lake Middle School and Chugiak High School attendance areas. None of the schools have exceeded enrollment capacity: as of October 2016, Fire Lake is at 78 percent capacity, Mirror Lake is at 67 percent capacity, and Chugiak High School at 69 percent capacity.

The Anchorage Fire Department staffs Station 11 in downtown Eagle River. The HLB parcels are located outside of their jurisdiction and within the Chugiak Volunteer Fire Department (CVFD) service area. The CVFD presently has a fire service area that extends from the Knik River Bridge on the New Glenn Highway in the north, to the North Eagle River overpass and access road to the south, and is bordered by the Cook Inlet to the west and the Chugach State Park and Chugach Mountains to the east. The CVFD service area provides for a mix of suburban and rural fire protection needs.

Parks, Recreation, and Open Space

The HLB parcels are within the vicinity of some of Eagle River's prime park and recreation opportunities. Chugach State Park lies just to the east of the parcels; however, access, as described in the Transportation and Trails section, can be a challenge. Additionally, the Harry J. McDonald Center ("Mac Center") is located just north of the Carol Creek parcel. This recreation facility offers ice skating, an indoor turf field and track, and its grassed field provides a landing site from paragliders descending from Mt. Baldy and surrounding peaks. The McDonald Center completed an expansion of its facilities between 2013 and 2015, adding 27,000 square feet to the venue, which was originally constructed in 1984. The facility also received energy efficiency upgrades to its lighting and heating systems.

Map 6. Current Infrastructure, Carol Creek Parcel



5. SITE SPECIFIC ANALYSIS

Notwithstanding the improvement projects in the area described in the previous section, much of the analysis completed in the 2010 Plan remains current.

Code Requirements

The Heritage Land Bank is required to develop a site specific land use study consistent with Anchorage Municipal Code 25.40.025 when the Municipal comprehensive plan is insufficient to guide land disposals and land use decisions. This Chapter addresses the following issues required in a site-specific study:

- a) Need for community facilities such as roads, parks, trails, schools, satellite municipal offices;
- b) Historical and natural landmarks, natural hazards, environmentally sensitive lands;
- c) Public utility needs;
- d) Potential residential, commercial, industrial areas;
- e) Land use compatibility with adjacent areas; and
- f) Consistency with uses defined in the Comprehensive Plan and Zoning for the area.

Analysis

Overview

In general, the uses proposed under this plan will create only limited demands on public services and facilities, which can readily be accommodated by existing services. The one exception is for improvements to the access road to the McDonald Center. New residential uses allowed under this plan will trigger the need for road improvements; therefore, HLB will be dedicating rights-of-way as part of the implementation of this Plan.

a) Need for community facilities...

Roads

The need for connectivity between neighborhoods is clearly documented by Objective G of the Transportation section of the Chugiak-Eagle River Comprehensive Plan Update, and this updated plan responds to this need as well as identifying potential solutions for any additional vehicular traffic created by new development in this area. Specifically, the plan would upgrade Harry McDonald Road from a driveway to a collector road to improve access for the Elementary School and existing McDonald Recreation Center as well as provide access to the new neighborhood proposed in this plan. This may also provide an opportunity to develop safety improvements for the intersection of McDonald Road with the Old Glenn Highway. The plan also calls for creating a new road connection from McDonald Road into the Malaspina and Knob Hill neighborhood, to improve secondary emergency access in and out of this area. The Municipal Traffic Department and Transportation Planning Division of the Planning Department participated extensively in the planning process, reviewed plan drafts, and helped to craft the recommendations in the Plan.

Parks

The Eagle River Parks and Recreation Division was consulted through this updated site-specific planning process. The Division efficiently uses their resources to create parks and recreation opportunities for all of the Chugiak-Eagle River area. With the help of the Eagle River Parks and Recreation Division a park and recreation inventory was completed for the 2010 Plan. The recommendations outlined in this plan

reflect the input of the local Parks Division: the Plan should add greenbelt and trails to Eagle River's existing trail network, but no additional park land is needed at this time. The Carol Creek greenbelt will complement recreational opportunities available at the nearby Harry McDonald Center and support an integrated trail network in Eagle River.

Schools and Satellite Municipal Offices

The Anchorage School District was consulted through this process and determined that they do not have a need for the land to expand Fire Lake Elementary School. Any expansion of Fire Lake could take place within the boundaries of their existing campus.

Regarding Satellite Municipal offices, Eagle River has already developed a one-stop municipal service center and library located in downtown Eagle River as part of the Town Center development. The HLB parcels analyzed in this study are not needed for municipal offices.

b) Historical and natural landmarks, natural hazards, environmentally sensitive lands

Both the North Knoll and Carol Creek parcels have environmentally sensitive lands and natural hazards. These include stream corridors and riparian habitat, wetlands, and steep terrain. The site has no formally recognized historical and natural landmarks. Carol Creek and its associated wetland is a valuable community resource, offering a range of hydrological, wildlife habitat and recreational values and ecological functions, and would be protected even as other portions of the site are developed.

c) Public utility needs

A range of public utilities run along the Old Glenn Highway corridor, with spur lines for power and communications extending into the neighborhoods to the east of the roadway where the parcels are located. Many residential neighborhoods in the area are rural in character, and rely on onsite water wells and wastewater systems. The parcels are not currently serviced by water and sewer, but services are available adjacent to the Carol Creek parcel. AWWU was consulted throughout the planning process and provided information on water and sewer utility needs in the area.

Since adoption of the 2010 Plan, AWWU has undertaken extensive study of their water system in the Chugiak-Eagle River area, and future infrastructure improvements that are necessary to support the existing community and projected growth. Specifically, the patchwork of existing lines AWWU has acquired over time needs to be connected into a single grid, and the deficit of water storage in the area needs to be addressed with additional reservoir sites in order to meet peak demand for sufficient water pressure and flow in the event of multiple major fires, and emergency storage in reservoir tanks if there is a significant disruption to the system from Eklutna Lake.

AWWU has identified the northeastern portion of the Carol Creek parcel as a suitable location for a gravity-fed water reservoir, consisting of up to two tanks each with 3 million gallon capacity each, situated at the 520' elevation contour. This reservoir would serve customers below this elevation line and improve the storage and response capacity of the Eagle River system. The site proposed is 3.5 acres, inclusive of one tank and sufficient additional land to add a second tank if long-term demand increases further. As proposed, this reservoir would not directly serve the existing neighborhood; water service would require a booster station to provide sufficient water pressure at the same or higher elevations. AWWU wishes to acquire the site at this early stage of their planning process, prior to engaging in the site planning and design work necessary to seek funding for completing construction.

Development on the western portion of the Carol Creek parcel will require public water and sewer to be extended to support increased density development. This infrastructure would be installed at the cost of the developer. The water infrastructure needed at the time of construction of the proposed reservoir could trigger a public - private opportunity to share development costs associated with extending water along the site described in Chapter 9: Implementation.

d) Potential residential, commercial, and industrial areas

Primarily residential use is proposed as a future option for the Carol Creek parcel. Residential use is supported for several reasons:

- The Municipality of Anchorage Housing Demand Study (2012) documented a serious shortage of available land to meet future housing needs in the Municipality as a whole, noting that Eagle River has a relatively larger share of available land that could contribute to meeting these needs. Designating the future use of this parcel for housing will make more land available for housing, and in a particularly suitable location for its proximity to a school, as well as commercial, transportation and recreation amenities.
- As Eagle River grows, the availability of land for residential use adjacent to the existing Town Center, the central area of Eagle River designated as the area appropriate for higher-density housing and more intensive commercial uses, is limited. By developing this area, which is not adjacent to the Town Center but is next to an existing node of commercial and civic uses, HLB could serve an important community need identified by several goals in the Chugiak-Eagle River Comprehensive Plan, focusing new residential neighborhood development in an area with convenient access to employment, commercial centers, and major transportation corridors.
- By selling property, HLB obtains income that can be used for other public purposes (e.g., acquisition of lands for parks, trails or public facilities). Selling land for private development and ownership will expand the community tax base.
- The Chugiak-Eagle River Comprehensive Plan also identifies the need for well designed, attractive quality housing. Careful crafting of the requirements and design guidelines for this parcel could lay groundwork for creation of a model subdivision for future Eagle River developments

e) Land use compatibility with adjacent areas

The proposed land uses have been carefully chosen and sited to minimize impacts to adjacent areas and blend well with existing uses. The residential uses directly adjacent to the existing rural residential neighborhood are proposed to match the 1 acre/dwelling unit of the neighborhood. The more intense use of medium density residential has been proposed near an existing commercial area and is buffered from the existing rural residential areas by a proposed 26 acre open space, greenbelt. The North Knoll parcel has been proposed to be added to the adjacent Chugach State Park as part of a future land trade with the State of Alaska, should this opportunity arise - and is addressed in the 2017 – 2021 HLB 5-year Management Plan.

f) Consistency with uses defined in the Comprehensive Plan and Zoning for the area

The conclusions presented in the draft plan are consistent with the Chugiak-Eagle River Comprehensive Plan Update and zoning for the area. This plan was prepared because the Comprehensive Plan does not give specific guidance regarding the future use of these HLB lands. The recommendations of this site specific land use plan reflect careful consideration of, and consistency with, other goals, objectives and policies for the Chugiak-Eagle River area.

6. HOUSING MARKET RESEARCH

In addition to studying the physical development capacity of the site, the team conducted preliminary market research for the Eagle River area to better understand the current mix of housing in the neighborhoods adjacent to the site, what housing types the site would support, and what housing types would be most desirable at the time the parcel may be developed.

Anchorage Housing Demand Market Analysis

A 2012 study of housing supply and demand in the Municipality of Anchorage found that there is a lack of land needed to meet housing demand for the next twenty years, and that in particular, demand for housing types other than large-lot single family homes will not be met in the Anchorage Bowl with the current regulatory barriers that inhibit developing this type of housing. The study projects an unmet need of approximately 8,900 housing units of all types that would not be built under current conditions. The study projected approximately 0.9 percent annual population growth, an assumption only slightly adjusted downward to 0.8 percent average growth in the Anchorage 2040 Land Use Plan.¹ The Anchorage 2040 Land Use Plan also projects somewhat higher growth in the Chugiak-Eagle River area, comprising 15 percent of the overall population by 2040. While this growth may slow in the short term due to uncertainty in the state's economy, past economic cycles suggest that Anchorage will continue to be the population and economic center of the state, and attract new residents seeking quality housing and employment. Furthermore, the accompanying slowing of new residential construction and the already-tight housing market will likely continue a trend of a housing shortage in the foreseeable future.

The 2012 housing study does find sufficient capacity to meet housing demand in Eagle River based on its population and current housing. However, this capacity includes areas of Eagle River not currently suitable for an urban level of development—built to a sufficient density that requires service by offsite infrastructure—nor does it meet enough of the excess housing demand demonstrated within the Anchorage Bowl.

The study also speaks to projected demand for different types of housing, from large-lot single family homes to attached and multi-family housing, and finds that demand for more compact housing types associated with urban development will likely exceed current and planned future supply. The study finds that “the demand for attached and compact housing types will increase over time [. . .]. An aging population, decreases in housing affordability, and changes in lifestyle will drive this shift in housing preference toward attached housing, particularly in the Anchorage Bowl.” In contrast, the housing type with the most available suitable land in both Anchorage and Eagle River is large-lot single family homes, but projected demand for this type in both areas is significantly lower than capacity. There are concurrent policy discussions addressing the other findings in the report regarding the financial feasibility of incentivizing more diverse housing development. Overall, the Municipality under the administration of Mayor Ethan Berkowitz has made supporting new housing development a priority, including opportunities for more compact, quality workforce housing in areas of the city that can support this level of urban development.

Housing Market Performance

Home prices have grown steadily in across the municipality in recent years, with the median home price rising from \$320,737 in 2011 to \$365,728 in 2015, a 14 percent increase. Multiple Listing Service (MLS) data for

¹ At the time of writing, the Anchorage 2040 Land Use Plan has been published as a Public Hearing Draft dated September 16, 2016.

2015, provided by RealS8 Services, indicate that the market performance of Eagle River homes and condominiums is close to the citywide average; Chugiak has a smaller market and typically lower home values, but more variability from year to year depending on individual sales. Table 5 summarizes average home and condominium value in each community for 2015:

Table 5. Residential Sales in Eagle River, Chugiak and Anchorage, 2015

Market Indicators (2015)	Eagle River	Chugiak	All Anchorage ²
Residential Home			
New Listings	714	163	4,012
Sold Listings	538	109	2,994
Avg. Sale Price	\$371,904	\$347,136	\$365,728
Avg. Days on Market	45	52	45
Condominium			
New Listings	107	7	1,563
Sold Listings	83	14	1,116
Avg. Sale Price	\$229,395	\$250,607	\$212,388
Avg. Days on Market	71	177	58

Source: Alaska MLS, provided by RealS8

Adjacent Neighborhoods

Surrounding neighborhoods contain a mix of housing types and styles, from attached condominiums to large-lot rural residential homes. The Fish Hatchery Road area has a mix of older and newer homes, most of which have private onsite well and septic systems other neighborhoods are served by public water and sewer. The Fire Creek Trail neighborhood is a site condominium development served internally by private roads.

Table 6 provides a summary of recent property sales in the area by neighborhood, as well as characteristics of typical properties in each. These comparisons illustrate the current residential character of the area. However, the age and character of the homes and condominiums in the adjacent neighborhoods do not necessarily provide a direct comparison for new for-sale residential units similar to the types described in this plan, except those most recently constructed along Muldrow Street following the disposal of the two HLB parcels, as examples of low-density residential development with onsite water and sewer systems. The Housing Types section in this chapter provides visual examples of the various housing types that could be considered for future development.

² Citywide average of Anchorage Bowl, Eagle River, Chugiak, Girdwood, and Indian/Turnagain Arm.

Table 6. Characteristics of Homes Recently Sold in Surrounding Neighborhoods

	Brandywine Neighborhood	Juanita Loop Neighborhood	Fish Hatchery Road Neighborhood	Fire Creek Trail Condominiums
Avg. Year Built	1991	1994	1995	2004
Avg. Lot Size	3,920 sf	0.32 ac	0.99 ac	N/A
Avg. Home Size	1,640 sf	1,838 sf	2,303 sf	1,470 sf
Avg. List Price	\$269,348	\$293,531	\$367,785	\$204,489
Avg. Sale Price	\$263,095	\$306,968	\$418,515	\$198,734

Source: Alaska MLS, Zillow.com

Consultation with Local Housing Developers

At the recommendation of the Municipality’s Private Development, the team conducted informal interviews with Anchorage developers: Andre Spinelli of Spinell Homes, Connie Yoshimura of Dwell Realty, and Seth Anderson of Arete.³ Each interviewee was shown a map of the Carol Creek site and the development plan outlined in the 2010 Plan, which provided the basis for the 2016 Update.

Overall, interviewees acknowledged similar opportunities and challenges on the site, including its proximity to other destinations (Fred Meyer, the recreation center, Fire Lake Elementary) and the attractiveness of the site due to its location and elevation, allowing for potentially spectacular views. Talking through a conceptual version of development on the site, each also identified the need for aesthetic considerations such as landscaping and setbacks to ensure that the new development fits into the existing site.

The interviewees differed slightly on their characterizations of the Eagle River market and potential demand for housing types that are not currently common in Anchorage, such as single family homes with accessory dwelling units (ADUs), cottage-style homes, or mid- to high-range multi-family rentals. Based on current demand and performance of recent developments, the Eagle River market desires a single family home with a garage, even on small lots; one person commented that Eagle River appears to be sufficiently built out with three-bedroom town homes with garages and larger (over \$500,000) single family homes. In contrast, there are relatively few smaller housing types, such as the new Coronado Park development which features two- and three-bedroom rentals. Fee simple lots are most desirable, as the owner has control over the land underlying the house, and does not have to pay homeowner association fees and contribute to common reserve funds. Additionally, including a mix of housing sizes, types and prices is important to maintain the long-term desirability of the site.

A typical resident was described as a working-age individual with a family, including individuals or families connected with the military who desire to live close to work. For people seeking a more affordable house and do not mind commuting into Anchorage, Eagle River competes with the Mat-Su in terms of housing choice and price, a trend that will likely continue as the Mat-Su further develops in areas such as Knik-Fairview. However, based on larger demographic trends and anticipating an aging population who may seek to downsize, another developer saw potential for the site as a non-traditional development that may be attractive to individuals on either end of the career spectrum: a young professional not wanting a large property to care for, or a retired couple or individual with grown children who wishes to downsize. Accessory dwelling units

³ The team also contacted, but was not able to interview, Cody Hultquist of iHultquist Homes and Bob Petersen of the Petersen Group and Weidener Development.

may also address increasing demand for homes that respond to the needs of multi-generational families, such as an elderly parent living with their child caregiver.









Finally, the developers identified specific financial challenges that could inhibit development of the site, specifically the cost of the infrastructure required in order to build the site to urban standards. Private development of a subdivision typically triggers significant onsite and offsite infrastructure costs, from upgraded roads to installing water and sewer lines to serve the new subdivision. The magnitude of these costs often outweighs the potential return from taking on this new development and projects do not always move forward if the costs are too great. Similarly, requiring developers to construct roads, including interior roads to the subdivision, to public standard is costly and has a variety of additional requirements that may preclude the feasibility of the site. Road layout can also reduce the economic potential of the site: as the percentage of surface roads increases on the site, the ratio of sellable land decreases. All the interviewees were interested in the possibilities of coordinating installation of this infrastructure and alternatives to bearing the full cost, as this would greatly enhance the value of the site for development.

Housing Types

The 2016 Update provides guidance on the character and amount of development, including residential density ranges for each portion of the Carol Creek; however, the individual design and style of the development would be determined by the entity who builds out the site. A variety of housing types and styles would be allowable under the current policy guidelines, and have been successfully developed either in Anchorage or in comparable communities.

Table 7 provides visual examples of various housing types, categorized by density range, both in Anchorage and in other cities.

Table 7. Examples of Residential Development in Specified Density Ranges

<p>Single Family Homes (Low Density)</p> <p>1 to 2 Dwelling Units per Acre (DUA)</p>		
<p><i>Rural Residential, Anchorage</i></p>	<p><i>Rural Residential, Eagle River</i></p>	
<p>Single Family, Duplex (Low Density)</p> <p>2 to 4 Dwelling Units per Acre (DUA)</p>		
<p><i>Duplex, Eagle River</i></p>	<p><i>Single Family Home, Eagle River</i></p>	
<p>Duplex, Townhouse (Low to Medium Density)</p> <p>7 to 15 Dwelling Units per Acre (DUA)</p>		
<p><i>Modern Townhouses, Longmont, CO</i></p>	<p><i>Attached Townhouses, MOA files</i></p>	
<p>Townhouse, Multi-Family (Medium Density)</p> <p>15 to 30 Dwelling Units per Acre (DUA)</p>		
<p><i>Bungalows, Kirkland WA</i></p>	<p><i>Spruce View Apartments, Anchorage</i></p>	

7. LAND USE PLAN FOR CAROL CREEK PARCEL

The analysis of the site presented in the previous chapters and the 2010 Plan guides the proposed site plan for the Carol Creek parcel. The 2016 Update for this Site-Specific Land Use Plan sets out updated land use and infrastructure policy for HLB Parcel 1-074 the Carol Creek parcel and refines the direction of the 2010 Plan for the North Knoll (HLB 1-071). The site plan is presented in this chapter and development guidelines for each section of the parcel are summarized in Table 8.

Plan Objectives

The objectives below build from and match the general focus of the 2010 Plan, but are amended to reflect current administration priorities, recent and anticipated market trends, and better understanding of site characteristics and infrastructure issues and options.

- Develop in accordance with the Chugiak-Eagle River Comprehensive Plan and the Eagle River zoning ordinance (Title 21, Chapter 10).
- Protect and work within the constraints and opportunities of the natural setting of the area. In particular, protect Carol Creek and associated wetlands and groundwater resources.
- Retain and improve opportunities for access to open space, trails and other outdoor and indoor recreation amenities, for local residents and for visitors from outside the immediate neighborhood.
- Respect and protect the quality and character of the existing low density residential neighborhood to the north of the Heritage Land Bank holdings.
- Provide land for the planned AWWU storage reservoir(s) at the northeast corner of the property.
- Provide for development of new, good quality, moderate priced housing. Support the Administration’s goal of increasing the supply of housing in the municipality.
- Take advantage of proximity to the uses adjoining the HLB parcel and respond to market trends, by providing a mixed use neighborhood, where it is easy, safe and inviting to walk to food and shopping, elementary school, sports complex, adjoining and nearby neighborhoods, and open space and trails.
- Keep down per-unit costs for new housing, through four main strategies:
 - Focus on moderate density housing, including duplexes, triplexes, townhouse and apartments, and single family homes with accessory dwelling units.
 - Reduce the cost to provide “backbone infrastructure”, including water, sewer and road improvements, by being strategic about infrastructure timing and cost sharing
 - Where practical, use privately constructed/privately maintained roads and infrastructure, which is less costly to install than comparable facilities constructed by the Municipality to public standards.
 - Increase the number of allowed units above the 2010 Plan, in order to share the costs of infrastructure among a larger base.
- Allow for flexibility in the specific layout and numbers of future residential developments to take advantage of the skills and experience of individual developers, and respond to evolving market opportunities. At the same time, establish and require compliance with a set of residential development standards to ensure these are high quality developments and good neighbors to existing

residential areas, and that these residential developments take advantage of proximity to adjoining commercial and civic uses, the area's views, open spaces and other natural amenities.

Overview of the Land Use Plan

The site plan map on the following page (Map 7) illustrates the updated land use plan for the Carol Creek HLB parcel. The intent of the land use plan map is to provide a preliminary, conceptual land use plan, showing a reasonable, but not final layout of development areas, roads, trails, and open space. A more specific plan would come through the development process that shows a more specific layout of the roads, parcels, and infrastructure.

The overall pattern of land uses is generally very similar to the land use pattern of the 2010 Plan. Like the 2010 Plan this update does the following:

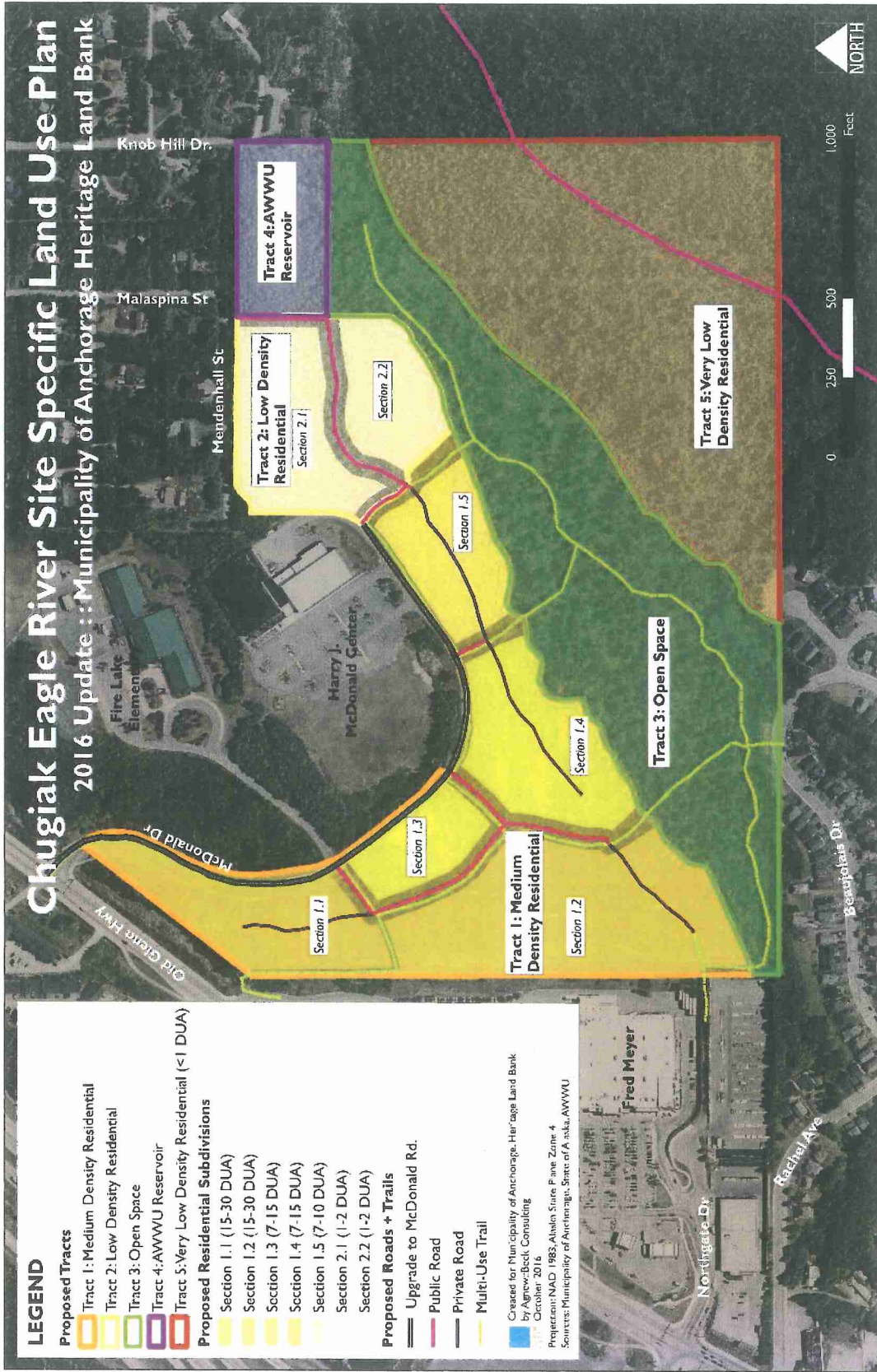
- Focus residential development on the northern and western side of the parcel.
- Retain a large corridor of public open space along Carol Creek.
- Allow for new single and multi-family housing nearby the surrounding shopping, school, recreation, and roadway in the western portion of the project area, and rural style, larger lot neighborhood in the north eastern section, to better match the character of the adjoining, existing neighborhood.
- Reserve a route for a road connection between the existing neighborhood to the north, and the access road coming into the Harry McDonald center off the Old Glenn Highway.
- Provide for a system of trails and open space connections between the future residential development and the Carol Creek corridor. Over 25 percent of the parcel is retained as a natural green belt to support an existing trail network and the Carol Creek.
- Require adherence to standards that guide the character of future development. Examples of such standards include providing a mix of housing types, styles, and densities; reducing the amount of impermeable surfaces and retain natural drainage contours to the greatest extent possible; orienting homes to maximize views; creating foot/bike connections to trails, open space corridors, and surrounding commercial and civic uses.

As in the 2010 Plan, the overall effect of the plan objectives and the proposed development combined with existing uses creates a walkable and multi-use district. This includes newly designated open space and new residential uses, plus the existing school, recreation facilities, and commercial uses. While occurring at a much smaller scale than downtown Eagle River, this mix of uses can offer similar advantages, including proximity of housing to jobs, recreation, shopping and transit; convenience for residents; and reduced reliance on the automobile.

While the overall pattern and location of land uses follows closely the 2010 Plan, this update does include several noteworthy additions:

- The allowed residential densities on the western portions of the project are increased, to allow for a maximum number of residential units that is higher than previously allowed in the 2010 Plan.
- A 3.5 acre parcel is reserved for future use by AWWU as a water reservoir site. This reservoir would serve the overall Eagle River community.
- This update includes a more detailed approach for providing needed infrastructure, with the goal of delivering water, sewer and other public services as cost-effectively as possible.

Map 7. Site Specific Land Use Plan for Carol Creek Parcel



Land Use Recommendations

The Carol Creek parcel is a large site that can accommodate a variety of land uses. The key feature that defines the site is Carol Creek and associated wetlands, which provide an important drainage function and natural resource corridor. The parcel naturally divides into distinct areas based on site topography and the presence of the wetland. The site plan, Map 7, outlines the geography of these sections and Table 8 below summarizes the recommendations.

Table 8. Summary of Recommended Land Uses for Carol Creek Parcel

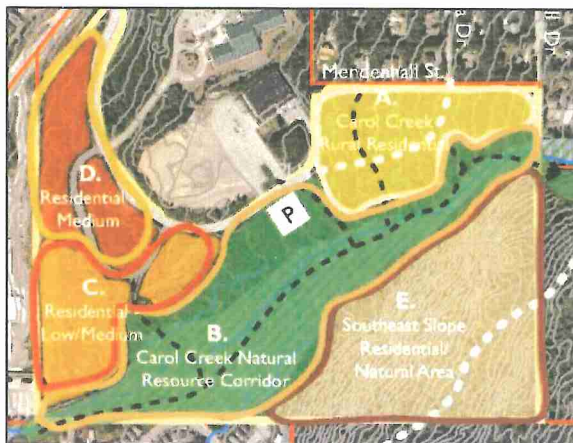
Area	Land Use Classification	Land Use Classification Description
Tract 1		
Section 1.1	Residential, Medium Density (15 to 30 DUA)	<p>Provides for a range of multi-family housing in neighborhoods and offers a diversity of housing choices. Recommended residential uses include townhouses and multi-family, including row or cottage homes.</p> <p>The intended overall density range is greater than 15 and up to 30 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.</p>
Section 1.2 Section 1.3 Section 1.4	Residential, Medium Density (7 to 15 DUA)	<p>Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Residential uses include standard duplexes, townhouses and row or cottage housing.</p> <p>The intended overall density range is greater than 7 and up to 15 housing units per gross acre. The physical form, appearance and street orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing.</p>
Section 1.5	Residential, Medium Density (7 to 10 DUA)	<p>Provides for attached single-family housing and small-lot homes.</p> <p>The predominant land use consists of more compact forms of single-family residential, such as small lot houses or duplexes and triplexes. The intended density range is 7 to 10 housing units per gross acre. Building scale, single-family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity, single-family style living environment.</p>
Tract 2		
Section 2.1 Section 2.2	Residential, Low Density (1-2 DUA) <i>Note: density above 2 DUA requires connection to the public water system</i>	<p>Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows option for accessory dwelling units.</p> <p>Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Development to match the density and character of the adjacent neighborhood.</p>

Area	Land Use Classification	Land Use Classification Description
Tract 3	Park and Natural Resources	<p>Retain a substantial open space corridor along Carol Creek, including the creek itself and adjoining wetlands and forested areas. Provide for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods.</p> <p>Manage this corridor to be substantially undisturbed, to protect water quality, to ensure the integrity of the wetlands, to provide non-motorized trails, and to maintain an open space buffer between the residential neighborhoods on either side of this green space.</p>
Tract 4	PLI	<p>Sell this parcel to Anchorage Water and Wastewater Utility Reservoir.</p> <p>Sell to AWWU at fair market value as a location for water reservoir to help supply the overall water needs of Eagle River. Purchase agreement to outline the framework for a memorandum of understanding about shared infrastructure costs.</p>
Tract 5	Very Low Density Residential or Park and Natural Resource	<p>Provides for large-lot, single-family residences in a rural environment, much of which is served by private wells and septic systems.</p> <p>The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for new development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure, remoteness and environmental constraints.</p> <p>See above for Park and Natural Resource</p>

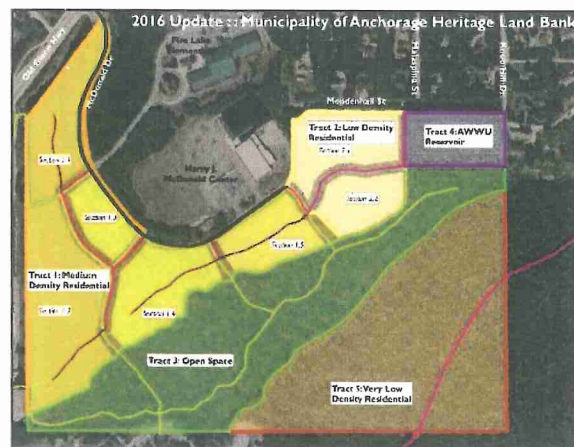
Housing Development

This plan proposes to increase the number of housing units recommended in the 2010 Plan. The proposed land uses recommended on Map 7 and summarized in Table 8 could yield an approximate doubling of the amount of housing proposed in the 2010 Plan. See comparison of the 2010 to 2016 site plans below.

2010 Plan



2016 Update



The additional housing can be attributed in part to the reconfiguration and increase in size of Tract 1 coupled with an increase in the proposed residential density of the westernmost portions of the parcel (Sections 1.1 and 1.2). In the 2010 Plan this area was identified as Sections C and D and totaled approximately 15 acres. The adjustment was also in response to some of the area previously proposed as low density housing (Section A in the 2010 Plan) now proposed for the 3.5 acre AWWU reservoir site (Tract 4

Table 9 presents a range of housing units for each Tract and Section of the plan based on the proposed land use classifications and associated densities. This plan seeks to allow flexibility to respond to the market, infrastructure costs, and site characteristics; HLB recognizes that setting a site-wide threshold of housing units for an individual Tract or Section may be necessary, similar to the strategy in the 2010 Plan.

Table 9. Estimated Residential Units Proposed for Carol Creek Parcel (Revised based on HLBAC Resolution 2016-16(S))

2016 Plan Tract + Section	2010 Plan Section	Gross Area (acres)	Developable Area (approx. ~70%; acres)	Density Range (DUA)	ANOTHER OPTION	Units (Lower Estimate)	Units (Higher Estimate)	REVISED Units (Lower Estimate)	REVISED Units (Higher Estimate)	Units Proposed in 2010 Plan
Tract 1 (Medium Density Residential)	C + D	27.61	15.946	7-30 DUA		262	518	194	359	110
Open space sections		2.6	N/A							
Section 1.1	Density ranged from 3-6 DUA to 7-10 DUA	4.44	3.11	15-30 DUA	15-30 DUA	66	133	66	133	total # of units was capped
Section 1.2		8.54	5.98	15-30 DUA	7-15 DUA	128	256	60	128	
Section 1.3		1.97	1.38	7-15 DUA	7-10 DUA	13	29	14	20	
Section 1.4		4.64	3.25	7-15 DUA	7-10 DUA	32	69	32	46	
Section 1.5		3.19	2.23	7-10 DUA	7-10 DUA	22	31	22	32	
Tract 2 (Low Density Residential)	A	8.37	4.89	1-2 DUA	1-2 DUA	6	13	6	13	10
Section 2.1	Density 1-2 DUA	4.2	2.94	1-2 DUA	1-2 DUA	4	8	4	8	
Section 2.2		2.78	1.95	1-2 DUA	1-2 DUA	2	5	2	5	
Tract 3 (Open Space)	E	25.48	N/A							
Tract 4 (AWWU Reservoir)	A	3.5	N/A							
Tract 5 (Rural Residential)	B	26.12	N/A	<1 DUA	<1 DUA	0	5	0	5	5
TOTAL		92 acres	76 acres			268	537	201	378	125

One way to ensure that the neighborhoods proposed in this plan update match the desires of the community and the Municipality is through adherence to the design standards proposed for each Tract in Chapter 8.

Roads and Other Infrastructure

Roads, water and sewer and other infrastructure improvements are required to service the new residential development. To be successful, development of this site will require thoughtful coordination of the road improvements and water service delivery with the development of AWWU's reservoir site, as well as coordination with other municipal entities such as the MOA Private Development, the Anchorage School District and the MOA Parks and Recreation Department. Map 8 identifies specific public infrastructure improvements that the site will need for development. Detailed recommendations follow.

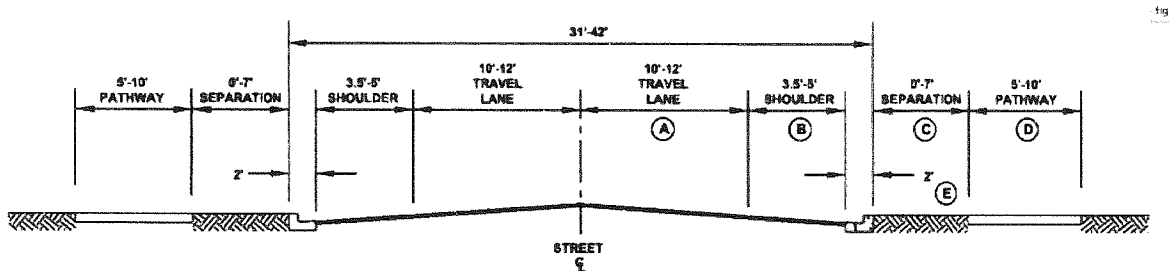
Access and Transportation

The Development Objective related to access and transportation outlined in the 2010 Plan continues to hold true for this 2016 Update. That objective is to provide access to new areas of development, connectivity to and between existing neighborhoods, and to plan new roadway and pedestrian circulation in a manner that reduces traffic speeds, maximizes safety, creates attractive streets that maintain rural character, minimizes environmental impacts, and encourages use of alternatives to the automobile - walking, biking, and transit.

Roads

The road access status of the area remains the same as in 2010 and is described as follows. There are two points of road access into the project area: the Fish Hatchery Road and the McDonald Center Road. Fish Hatchery Road on the north provides the only access to a system of smaller residential streets, serving approximately 80 homes (this includes the addition of the Troy Davis homes built on the former HLB Muldrow Street parcels). Harry McDonald Road provides access to the McDonald recreation center and the Fire Lake School. This "road" is not built to normal Municipal public road standards. Since the passage of the 2010 Plan, the new Official Streets and Highways Plan (OSHP) has classified McDonald Road as a collector.

Typical Design for Collector Road



NOTES:

- (A) 12-FOOT TRAVEL LANES SHALL BE USED ONLY ON INDUSTRIAL/COMMERCIAL COLLECTORS OR RESIDENTIAL/NEIGHBORHOOD COLLECTORS WITH HIGH TRUCK TRAFFIC.
- (B) A 7-FOOT SHOULDER WILL ONLY BE ALLOWED WHERE THERE IS ON-STREET PARKING. ON-STREET PARKING MAY ONLY BE PROVIDED ON ONE SIDE OF A NEIGHBORHOOD OR RESIDENTIAL COLLECTOR ROADWAY. PARKING WILL BE ALLOWED ON ONE OR BOTH SIDES OF AN INDUSTRIAL/COMMERCIAL COLLECTOR.
- (C) THE DESIRABLE SEPARATION FOR PEDESTRIAN FACILITIES ALONG ALL COLLECTORS IS 7 FEET. IN SOME CASES THE PEDESTRIAN FACILITIES MAY BE ATTACHED TO THE BACK OF CURB PROVIDING THERE IS A 5-FOOT SHOULDER. THE MINIMUM MAINTAINABLE WIDTH FOR A VEGETATED BUFFER IS 3 FEET.
- (D) PEDESTRIAN FACILITIES MUST BE PROVIDED ON BOTH SIDES OF A COLLECTOR ROAD. THE MINIMUM WIDTH OF A SIDEWALK IS 5 FEET. MULTI-USE PATHWAYS MAY VARY IN WIDTH BETWEEN 8 TO 10 FEET.
- (E) CURB AND GUTTER MUST BE TYPE 1 (REF. DCM SECTION 1.9F DESIGN COMPONENTS).

Source: Municipality of Anchorage Project Management and Engineering Design Criteria Manual (2007)

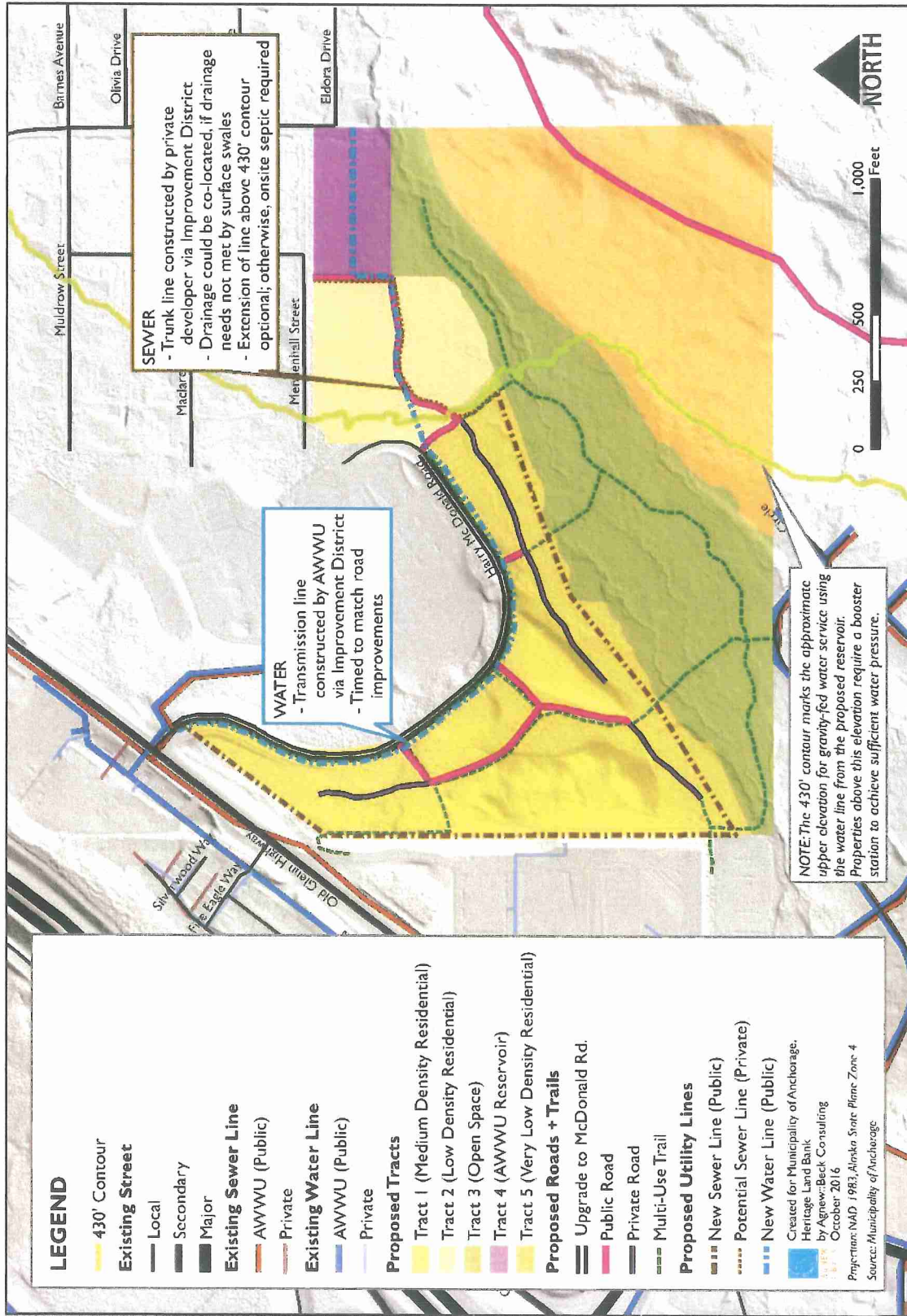
Like in the 2010 Plan, this 2016 Update carries forward the policy of connecting the existing Fish Hatchery Road residential road system westward into McDonald Road. This extension will provide an indirect but functional alternative access to the existing residential area, increasing safety and emergency access and an option for the neighborhood to reach the sports center and school by a more direct route. This intent reflects a Municipality-wide policy of creating connectivity between adjoining neighborhoods.

The project team was mindful of the concerns by existing residents regarding the roadway to connect the Harry McDonald Road to the rural residential neighborhood off Fish Hatchery Road. As outlined above, this new connection will be designed as a meandering rural road, in order to discourage heavy use of this route.

Pedestrian Facilities

The project area has a well-developed, largely informal trail system, with a number of frequently used trails along Carol Creek, and connections to those trails from the residential neighborhoods to the north and south. A sidewalk runs along the road up to the access drive into Fire Lake Elementary. Informal, but well-trod trails, run across Section 1.1., likely providing a more direct route for people coming up from the Old Glenn Highway, in particular residents on the south side of the highway going to and from school and/or the Harry McDonald Center. Likewise there are well established social trails along the length of the western edge of Tract 1, and connecting from the southwest corner of the tract into the Fred Meyer parking lot.

Map 8. Proposed Infrastructure Improvements and Coordinated Development



Throughout the update process, the project team met with Anchorage Traffic Department and Project Management and Engineering (PM&E) representatives to better understand access and traffic issues in the area, to review the development proposal, understand what traffic improvements the proposed plan may trigger, and develop a cost-saving approach to providing needed infrastructure. Specific outcomes of this process, building from the policies in the 2010 Plan and focused on the road system, are outlined below.

Specific recommendations for creating an integrated system of pedestrian and vehicular travel ways are included in the development standards section in the following Chapter.

Recommended Access Strategies and Improvements:

- Develop neighborhood roads and walkways considering all modes of transportation including pedestrians, cyclists and automobiles to maximize the efficiency and safety of the circulation system. *(See Development standards section for more details on policies for sidewalk and trail systems)*
- Upgrade McDonald Road to municipal standards for a collector street up to the Harry McDonald Center (currently this road is a driveway). It is recommended that HLB staff nominate the collector upgrade of Harry McDonald Road during the upcoming 2019 Anchorage Metropolitan Area Transportation Solutions (AMATS) Transportation Improvement Program (TIP) planning effort. This program would gain access to federal funding with a local match.
- The improvements to Harry McDonald Road from a private local road to a collector should be timed to coincide with AWWU's installation of the water line needed to serve the new reservoir. Installing the water line and improving the road at the same time can lead to substantial cost savings, allow for cost sharing, and reduces the length of time public access is disrupted (see *Water and Sewer*).
- To reduce the cost of roadway improvements this plan recommends that the 80-foot right-of-way for the Harry McDonald Road be shifted so right-of-way is located on land shared between HLB, the Anchorage School District, and the Municipality Parks and Recreation managed Harry J. McDonald Center property. This would free up a small but non-trivial increment of HLB land for housing, while providing for an improved road that benefits all these users.
- Extend McDonald Road through Tract 2 to the existing rural residential area – Mendenhall/Malaspina Streets. Provide a circuitous route and build to rural standards.
- When McDonald Road is improved, include enhanced pedestrian safety and street crossing(s) to Fire Lake Elementary and McDonald Center. Provide for safe pedestrian facilities (sidewalk and/or multi-use trail) along both sides of the road, from the Old Glenn Highway to the McDonald Center, and the extension into the Mendenhall/Malaspina residential area.
- Work with the Anchorage School District and State Department of Transportation and Public Facilities to provide for safe pedestrian access along McDonald Road and across the Old Glenn Highway. Ultimately, a controlled intersection (stop light) may be required at the intersection of McDonald Road with the Old Glenn Highway, primarily due to the new traffic tied to new residential development, as well as existing development to the west of the Highway, and public use of the Harry McDonald Center and Fire Lake Elementary School. *(See note below regarding traffic impact analysis)*
- Public streets within new residential areas will be built to local residential street standards.
- Individual developers will determine the specific layout of residential areas, including roads, trails, storm water conveyance, etc. consistent with policies established in this plan, resulting in a refined site plan and subdivision design, as required under the introduction to the development standards section on Page 36.

- A road to serve the southeast slope, low-density residential development area may be needed if that development occurs in the future. As this road would traverse a steep area, the following objectives will be followed:
 - Choose a route that requires the least amount of cut and grading; design the route to be minimally visible from off site.
 - Design the road to work with existing topography, e.g., contouring across the property either just above the open space corridor, or two thirds of the way up the slope in the area where there are several flatter, potential home sites.
 - Design road to minimize impact with adjacent open space corridor.
 - Road design should be rural in nature.
 - Avoid switchback roads.
- Formalize access and improve the trail system and wayfinding within the Carol Creek corridor.

Traffic Impact Analysis

The typical threshold for a Traffic Impact Analysis (TIA) is whether the new development will generate 100 trips in the peak hour of the adjacent roadway. The level of development proposed for these tracts will likely require a TIA at the time of platting, zoning, or other basic project approvals. The TIA will help to determine whether a signalized intersection would be required for the development. National practices for the development of TIAs are evolving, shifting to reflect a growing emphasis on the importance of reducing traffic generation through shifting trips from private automobiles to trips on foot, by bike or transit. The future TIA should reflect these trends, and take into account the design of the project and the resulting options for people to get to commercial services, to school and other destinations without reliance on a car.

Storm Water

The 2010 Plan did not include specific strategies for managing storm water. During this planning process the Project Team consulted with MOA Private Development and discussed several options for dealing with storm water: a fully piped system, surface flow to Carol Creek, and onsite storage in filtration ponds. Each system has benefits, costs and varying standards. For instance, where public systems are used, pipes in roads with curbs and gutters require less land than surface swales, which can free up more property for development. Surface swales that extend for longer distances require a large public right of way for maintenance and access of the drainage swale. The public ROW required for a lengthy surface swales is at least 20 feet wide, and capable of supporting a 70,000 lb. vehicle, which is in effect a small road. Shorter swales do not require these higher standards.

The Carol Creek project will likely rely on several different drainage strategies, reflecting the characteristics of the land in each Section of the parcel. The overarching strategy is to minimize drainage requirements by relying on onsite infiltration, and flow of water into the adjoining Carol Creek open space. This approach – which helps minimize development costs, should work well for most of the Tract 1, Sections 1.2, 1.4, 1.5 and for Tract 2. These tracts all adjoin the Carol Creek open space corridor, and drainage needs to be met through short surface swales into that open space. Exact dimensions would vary depending on whether they were publically or privately developed and owned.

The terrain in Section 1.1 flows to the north. This area may need to rely on subsurface storm water drains. MOA Private Development indicated that the storm water pipe along the Old Glenn Highway is owned by the state; the state’s Department of Transportation and Public Facilities (DOT&PF) indicated that storm water could likely be piped from the development into the pipe beneath the Old Glenn Highway. When the parcel is developed, a drainage analysis can help to ensure the pipe being tapped into is large enough to handle the additional flow.

Summary of Recommended Storm Water Strategies and Improvements:

- Use different approaches to manage storm water based on the site conditions of the section of the parcel being developed, with primary reliance on surface drainage to the nearby Carol Creek open space corridor.
- Minimize the amount of impervious surfaces developed as part of the site, and maximize onsite infiltration.
- In areas where a piped storm water system may be required, coordinate installation of this system with the sanitary sewer installation, to reduce costs by sharing the trench needed for both pipe systems.
- Subdivision or development immediately adjoining Carol Creek may require analysis to determine the elevation and extent of the 100-year flood along Carol Creek.

Public Water and Sewer; Onsite Private (Well and Septic) Systems

The conditions related to water and sewer have not materially changed since the 2010 Plan. As before, the Harry McDonald Center currently is connected to Municipal water and sewer; the surrounding residential neighborhoods on the north side of the project area rely on onsite wells and septic systems. Portions of the surrounding north-side neighborhoods have a history of challenges with onsite systems – most notably the residential area above Knob Hill Drive, where ground water resources are limited, and for the several homes that rely on surface water from Carol Creek.

The same general policy guidelines in the 2010 Plan remain for this 2016 Update. This plan seeks to develop appropriate water and sewer facilities to accommodate the proposed areas of development. The majority of the site – Tract 1 – is planned to link to Municipal public water and sewer service. Tract 2 development will likely rely on onsite well and septic systems, and these should be designed to not impact existing systems or water quality.

Public Water

This planning update looked more deeply at one of the development policies presented in the 2010 Plan, which was to “explore options to pay for necessary extension of public water and sewer to serve the Carol Creek residential areas, requiring cooperative arrangements between the Municipality, Anchorage Water and Wastewater Utility (AWWU), and the private developers of Carol Creek residential projects.”

AWWU is a partner in this current planning effort as they pursue the acquisition of a portion of the Carol Creek property for a water reservoir site. This alliance has opened up new opportunities for coordination of infrastructure improvements to the site and methods for sharing improvement costs. Specifically, AWWU will need to build a new water transmission line to deliver water to the new reservoir. This update recommends the planned new residential development be timed in order to utilize the new water transmission line after it is constructed. Likewise, this plan proposes that improvements to the Harry McDonald road are timed to correspond with construction of the water line. AWWU is currently projecting design funding for the water transmission line and reservoir will be requested in the next six to ten years, with a request for construction funding and actual construction following the design phase. That time frame could align with the proposed funding of the McDonald Road improvements through the AMATS project nomination process in 2019.

Construction of the water transmission line by AWWU reduces the overall cost of infrastructure to be borne by developers. If developers construct the water line prior to AWWU, the full cost is borne by the developer with a contribution from AWWU for a small portion of the construction costs. It is therefore, more economical for developers to wait for AWWU to construct water transmission infrastructure.

AWWU has indicated the water line to the reservoir can only serve development below 427-foot elevation (approximate elevation shown along the 430-foot contour line on Maps 6 and 8). Areas above that elevation would not have enough pressure to be served without construction of a booster station to add pressure to the stored water, which would cost approximately \$1 million plus 1,000 linear feet of distribution line. Given these costs it is not likely that the small amount of new residential development planned for Tract 2 could afford these costs.

It is possible that at some point in the future, the owners of the new properties proposed in Tract 2, as well as the approximately 80 homes to the north in the Fish Hatchery Road neighborhood, would opt to collectively pay for extension of public water and/or sewer. This would require the residents to work together and with AWWU to develop a special assessment district to finance the infrastructure improvements needed to deliver either or both of these services.

Public Sewer

A possible location for a sewer line to serve Section 1 of the Carol Creek parcel is shown in Map 8. Sewer is gravity fed and can support development in both Tracts 1 and 2. Conversations with AWWU when preparing the 2016 Update support sewer development by a private entity. Depending on the phasing of residential development, this line may be incrementally extended, starting at the in Section 1.1, but sized to support buildout of the full site.

Other cost saving measures may be possible at the time of development. A more precisely planned alignment of the sewer line is likely, based on the siting of the development and topography, which could reduce the length of the line and the cost to build. In addition, depending on the depth of the trench required for each type of infrastructure, if a piped storm water system is required, the same trench could support both sanitary sewer and storm water. If feasible, it offers another opportunity to coordinate infrastructure improvements to minimize the amount of groundwork, excavation, and costs.

Onsite Water and Sewer (Well and Septic) Systems

The rural residential development proposed for Carol Creek Tract 2 will be served by onsite wells. Depending on the specific phasing of development in Tract 1, and public sewer line costs, this area may be able to tie into the upper end of the sewer trunk line serving Tract 1. More likely, development in Tract 2 will rely on onsite water and wastewater systems.

Residents in the neighborhoods adjoining the planned new residential areas are concerned about adequate well water and water pressure. Consistent with standard Municipal subdivision policy, prior to approving a subdivision plat, test wells need to be drilled and soil samples collected to determine the adequacy of water for the subdivision and affected adjoining areas.

Parks and Natural Resources

Recommendations related to parks and natural resources are identical to the 2010 Plan. As stated in that plan, the proposed 25.5-acre natural resource area is the backbone of the uses planned for the Carol Creek parcel. Preserving this wetland and creek corridor is essential to maintaining the quality of the surrounding neighborhoods, preserve and protect critical wetland habitat and important drainage functions and maintains and improves property values. Out-the-door access to open space and trails is a proven way to increase the desirability of a residential neighborhood, and particularly so for moderate or higher density residential.

Specific development objectives for the natural resource corridor include:

- Ensure connectivity through the greenbelt to and from all surrounding neighborhoods and the adjacent commercial areas. Retain a “green window” along the road looking into the natural resource corridor.
- Provide a network of non-motorized trails within the corridor as well as a public access route leading to Chugach State Park to the east. Existing informal trails in the area provide a good sense of the locations and number of needed trails.
- The 2010 Plan recommended development of a parking area and trailhead on the south side of the McDonald Road, for users outside of the nearby neighborhoods. Given the existing capacity for parking at the McDonald Center and the development suitability of this portion of the site, the 2016 Update recommends not building an additional parking area for trail users and instead adding this to Tract 1 as a site for future housing development.
- Design trails to minimize impacts on water quality and the natural environment. Allow only limited clearing of vegetation for trail development. If and when the trail is constructed east of HLB property, across the privately-owned parcel to the east and BLM land bordering Chugach State Park, ensure that the trail is set back from the Creek, to protect water quality.
- Work with the Eagle River Parks and Recreation Division to improve and maintain the area. It is the intent of the Heritage Land Bank to set aside portions of this natural resource corridor for consideration as a wetland mitigation bank site. The decision on whether some portion of this area may become Municipal Park will be made in the future.
- Comply with U.S. Army Corps of Engineers requirements in order to obtain wetland mitigation credit for retention and conservation of the wetland.
- Consider the ongoing use of the field immediately west of the Harry J. McDonald Center as a landing spot for hang gliders and parasailers. The issue here is avoiding extending obstacles higher than 30 feet immediately adjoining this landing area. Current plans for development – which is set well back from the landing area, and which will generally be on slopes below the landing area, and below the tops of the existing tree canopy, suggest the planned residential development will not create safety issues for these users.

Note: Carol Creek contains a 15 foot “screen easement” in their original plat (Appendix A), as well as a 100-foot creek maintenance development setback.

8. DEVELOPMENT STANDARDS

Chapter 7 presented a conceptual site plan that recommends land uses and shows how open space, circulation, drainage and shared infrastructure should work for the project as a whole. This project is likely to be developed in phases: prior to final platting of any given tract, a more refined site plan will be needed that responds to the market conditions at that time, as well as incorporating the required continuity of open space, drainage, trails, circulation and other shared infrastructure. This more refined site plan would show, for example, how the trail and road system in Tract 1/Section 1.1 would connect to the roads, trails and open space connections in adjoining Sections 1.2, 1.3, 1.4. This chapter presents general standards that should be incorporated into any future site plans, addressing circulation and other development issues.

Tract I – Medium Density Residential (western area of the parcel)

Objectives

Quality design is essential to the success of the creation of this new neighborhood. Overall objectives for the design and character of this project include:

- Compact Development, which promotes the efficient provision of public services and infrastructure, and allows retention of natural areas.
- Multi-Use, which places homes, jobs, stores, parks, and services within walking distance of one another.
- Full Utilization of Urban Services (e.g., water, sewer, storm drainage, parks, and transportation facilities), which maximizes the return on public investments in infrastructure.
- Transportation Efficiency, or development of a street system supporting multiple modes of transportation, which yields more direct routes (shorter distances) between local destinations, conserves energy, reduces emergency response times, and provides alternatives to the automobile for those who are unable or choose not to drive a car.
- Human-Scale Design, or development in which people feel safe and comfortable walking from place to place because buildings, streetscapes, parking areas, landscaping, lighting, and other components of the built environment are designed foremost with pedestrians in mind.
- Environmental Health, or development which requires adequate light and air circulation, management of surface water runoff, and treatment and disposal of waste. The plan recommends a 50 foot setback from the existing stream channels when defining the southern boundary of this tract.

Development Standards

Site Design

- Create a neighborhood that is safe, accessible, and easy to move through for pedestrians and vehicles.
- Concentrate higher density housing on the west side of the project area.
- Ensure that new development takes advantage of site amenities including the Carol Creek open space corridor and the site's sunny, southwest facing slopes and viewshed potential.
- Encourage site design that protects or enhances the natural amenities of the area, as much as practical, through retention of existing trees and vegetation.
- Provide "fingers" of open space, extending from the Carol Creek corridor into residential areas.
- Provide adequate onsite snow storage space or store snow off site to ensure the integrity of the landscaped or natural vegetated areas.

- Minimize predominance of driveways, parking areas, and other paved impervious surfaces.

Circulation of Vehicles and Pedestrians

- Develop neighborhood roads and walkways consider all modes of transportation including pedestrians, cyclists and automobiles to maximize the efficiency and safety of the circulation system.
- Provide for a well-developed pedestrian circulation system for the site as a whole, so all new residences have a safe, attractive, convenient, and direct walking routes to:
 - the school and Harry McDonald Center;
 - the commercial areas and the Old Glenn Highway to the west;
 - the Carol Creek open space; and
 - any future access to the Chugach State Park.
- Allow for and encourage use of shared driveways serving small clusters of homes, to reduce costs, maximize retention/provision of existing, or replanted landscapes.

Building Siting and Orientation

- Use building styles that help create a sense of overall cohesion to the neighborhood, while not creating streets with monotonous repetition of building form. Vary façades and building placement in relationship to the street and adjoining buildings.
- Building design should reflect differences in site locations; for example, corner buildings should have different side façades and window treatment than buildings in interior locations; buildings on slopes should use stepped foundations that respond to local changes in topography.
- Encourage northern design elements to protect solar access and reduce wind exposure and to provide quality development that is responsive to its surroundings and climate.

Building Design and Articulation

The housing density ranges associated with each Section reflect a transition from an urban to more “rural” neighborhoods, reflecting the current mix of land uses in the area, from commercial areas along the Old Glenn Highway to the large-lot subdivision to the northeast. A primary objective is to avoid developing in the style of site condominiums found across the Old Glenn Highway from the Carol Creek area. Undesirable qualities include monotonous character (structures lack variety, layout is uniform), predominance of garages and parking areas, and lack of natural vegetation and/or space for replanted vegetation. Specific design standards for buildings include:

- Create a positive relationship to the street, with features such as easily visible front entries, reduced dominance of garage doors, and other human scaled features:
 - Require street facing ground floor and front façades windows.
 - Require building front entries to be prominent, inviting and visible from the street
 - Encourage use of features such as covered front porches that give this neighborhood a sense of being a friendly, “people place.”
- Ensure a diversity of housing unit styles by incorporating features that create variety and visual interest. Require a variety of building models that include variations of window placement, entrance location, garage sizes and placements, and façade details.
- Add architectural features such as porches, balconies, bays, varied roof heights, variations in façades to include recesses and extensions, and other building elements to visually reduce the mass of the building and create visual interest. Simple, unadorned box shape buildings are not permitted.
- Maximize light, views and privacy through window placement.

- Sides and rears of buildings should display a similar level of quality and detail as the front façade when visible from the street. On corner lots, blank walls should be avoided.
- Encourage articulation of design features such as projections, recesses, varied rooflines, and building heights.
- Minimize the percentage of garage doors dominating the front elevation through a variety of garage sizes (single-car, tandem, double). For example, for row housing or townhouse style housing, garages are designed to be recessed into the building, with windows, projecting balconies, living space and landscaping as dominating features facing the streetscape.
- Encourage and allow for different housing densities to be located side by side, such as a townhouse adjoining duplexes and single family homes.
 - Medium Density allows a variety of building styles, including townhouses, duplexes, and multi-family dwellings. Small, single-family detached “cottage homes” are also permitted.

Storm Water Drainage

- Retain natural drainage and contours to the degree possible, recognizing that the site includes several smaller, steep-sided mounds and low ridges that will likely require substantial grading to take advantage of this site’s potential to provide moderate priced housing.
- Manage runoff as much as possible by using surface swales integrated into the site’s open space system and the Carol Creek corridor. Reduce the amount of runoff from new development areas by minimizing impervious surfaces, retaining and/or replanting native vegetation, and directing water to onsite infiltration areas.
- Development should minimize or mitigate adverse impacts on the surrounding neighborhood by effectively managing drainage, snow melt, and storm water run-off.

Tract 2 – Low Density Residential (northeastern area of the parcel)

Objective

New development should preserve character of existing low-density, residential rural neighborhood. Features that support the character of the adjacent neighborhood include: mature trees and foliage, rural roadways that are narrow and following an indirect route, and individual wells and septic systems. The new development should complement and enhance the quiet, rural sense of the well-established neighborhood to the north.

Development Standards

- Generate a visually diverse stock of low-density housing that retains the existing neighborhood character. Design options include one- or two-story single-family detached housing, with the potential for accessory dwelling units.
- Construct a new road connection through Tract 2 in a way that provides a low volume, secondary connection, and at the same time, provides good access to new residential uses on this tract.
- Retain natural vegetation and trees within building setbacks around periphery of each lot to be consistent with rural, wooded character; exceptions allowed for driveway
- Retain natural drainage and contours to greatest extent possible. Work with existing topography to minimize the amount of grading, cut, and fill.
- Minimize percentage of lot covered by impervious surfaces.
- Plan development to protect the quality and quantity of subsurface water used by existing residents.

Tract 3 – Carol Creek Open Space Corridor

Objective

Preserve this area as an undeveloped corridor in public ownership. The parcel will be managed to ensure the integrity of the wetlands, preserve important drainage functions, and protect water quality; provide non-motorized trails and recreation opportunities to area residents and visitors from beyond the neighborhood; and to help maintain the quality and property value of the surrounding neighborhoods. It is the intent of the Heritage Land Bank to set aside portions of this natural resource corridor for consideration in a wetland mitigation bank. The decision on whether some portion of this area may become Municipal Parklands will be made in the future.

Development Standards

- Ensure connectivity through the greenbelt to and from all surrounding neighborhoods and the adjacent commercial areas.
- Provide a network of non-motorized trails within the corridor as well as a public access route leading to Chugach State Park to the east. Existing informal trails in the area provide a good sense of the locations and number of needed trails.
- Design trails to minimize impacts on water quality and the natural environment. Allow only limited clearing of vegetation for trail development. If and when the trail is constructed east of HLB property into Chugach State Park, (crossing land currently held by the BLM), ensure that the trail is set back from the Creek, to protect water quality.

Tract 4 – AWWU Reservoir Site

Objective

Dispose of land to Anchorage Water and Wastewater Utility (AWWU) to accommodate the development of a water reservoir(s).

Development Standards

The reservoir(s) shall include visual screening and a buffer to minimize visual impacts to the adjacent neighborhood. Specific development requirements will be determined directly through the AWWU planning process, which includes public involvement, once they acquire the land from HLB.

Tract 5 – Southeast Hillside

Objective

Retain this area as publically owned open space in the near term, with the option for future, very large lot development (approximately 3-5 homes). This development may be more viable in the future if market conditions and access options improve.

Development Standards

The parcel is very steep with several flatter areas that might allow for development of carefully engineered house sites, with superior views. If this site is developed in the future, careful siting and roadway development standards will be necessary.

9. IMPLEMENTATION STRATEGY

Plan Implementation Process

After the planning process is complete, and the plan approved, a series of separate steps are required for disposal and development of HLB land.

Platting and Zoning

To implement this plan and set the stage for land disposals, HLB will go through the necessary steps to plat and zone these parcels, consistent with this plan. This process will define the boundaries of tracts to dispose. The process will also apply the specific zoning codes that implement this plan's land use designations. The platting and zoning process requires a formal public hearing. The following zoning is recommended to implement the recommendations of this plan (Table 10).

Recommended Zoning

Table 10. Recommended Zoning for Carol Creek Parcel

PARCEL NAME	Land Use Recommendation	Recommended Zoning	Zoning Notes
North Knoll (HLB I-071)	Park and Natural Resources	Retain as CE-PLI	
Carol Creek (HLB I-074)			
Tract 1 (Residential)			
Section 1.1	Medium Density Residential (15 to 30 DUA)	CE-R-3	
Section 1.2	Low to Medium Density Residential (7 – 15 DUA)	CE-R-2M	
Section 1.3	Low to Medium Density Residential (7 to 10 DUA)	CE-R-2M	
Section 1.4			
Section 1.5	Low to Medium Density Residential (7 to 10 DUA)	CE-R-2M	
Tract 2 (Residential)			
Section 2.1	Low Density Residential (1 to 2 DUA)	CE-R2A or CE-R-6	Recommend SL for min. 40,000 sf lots, if public water and/or sewer not feasible for this site
Section 2.2			
Tract 3 (Creek Corridor)	Park and Natural Resources	Retain as CE-PLI	
Tract 4 (AWWU)	Community Facility (AWWU Reservoir)	Retain as CE-PLI	
Tract 5 (Slope or Residential)	Rural Residential or Park and Natural Resources	CE-R-10 SL or PLI	

Disposal of Property

The formal steps to dispose of the HLB parcels must follow a process established in AMC Section 25.40.025. This process requires extensive public notice. After receiving comments from the general public regarding the possible disposal, as well as area Community Councils or other parties, the Heritage Land Bank Advisory Commission will make its recommendation to the Assembly. The disposal must then be presented in a formal public hearing before the Assembly and approved by Assembly ordinance.

If disposal of the parcels is approved, HLB would then proceed with conveying the parcels to any interested party, likely a developer or development company. HLB is most likely to convey larger tracts of land to developers who will subsequently subdivide these larger tracts into individual residential lots.

Pathway to Development

Additional platting and permitting will be necessary prior to development of the parcels. Previously identified in this plan is the requirement for a Traffic Impact Analysis (TIA) to determine the extent to which the McDonald Road and Old Glenn Highway intersection will need to be improved.

Whether or not this parcel is developed ultimately will come down to market demand, developer interest, and whether the development pro forma indicates that the cost to develop new housing can yield a viable return for a developer. As noted in the 2012 Housing Study, current conditions for development are not inspiring the amount and diversity of housing needed for the community. The study points to the need for the City to play a role in incentivizing more diverse housing development. This project offers an opportunity for reducing hurdles and costs to produce the type of diverse housing the greater Anchorage community needs. Effective collaboration between the multiple municipal agencies with an interest and presence in the Carol Creek area can help make the development of the parcel possible.

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AMC 21.10

AMC 21.50.130

AMC 25.40

Chugach State Park Plan, 1986

Chugiak-Eagle River Comprehensive Plan Update, 2006

Municipality of Anchorage Traffic Department Traffic Impact Analysis (TIA) Policy, 2006

Municipality of Anchorage Project Management and Engineering Design Criteria Manual (2007)

Chugiak-Eagle River Long-Range Transportation Plan, 2007

Chugach State Park Access Plan [public hearing draft], 2010

Municipality of Anchorage Official Streets and Highways Plan, 2011

Eagle River Central Business District and Residential Core Circulation Study, 2011

Municipality of Anchorage Housing Demand Analysis, 2012

Municipality of Anchorage Wetlands Management Plan Update, 2014

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED CERTIFY THAT THE ABOVE DESCRIBED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON...

NOTARY'S ACKNOWLEDGMENT FOR SUBSCRIBING AND SIGNING BEFORE ME THIS... MY COMMISSION EXPIRES: 5/2/87

SURVEYOR'S CERTIFICATE

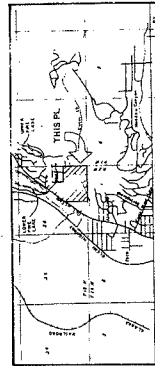
I, JOHN W. HARRIS, A LICENSED PROFESSIONAL SURVEYOR, HAVE EXAMINED THE SURVEY...

ACCEPTANCE OF INDICATOR

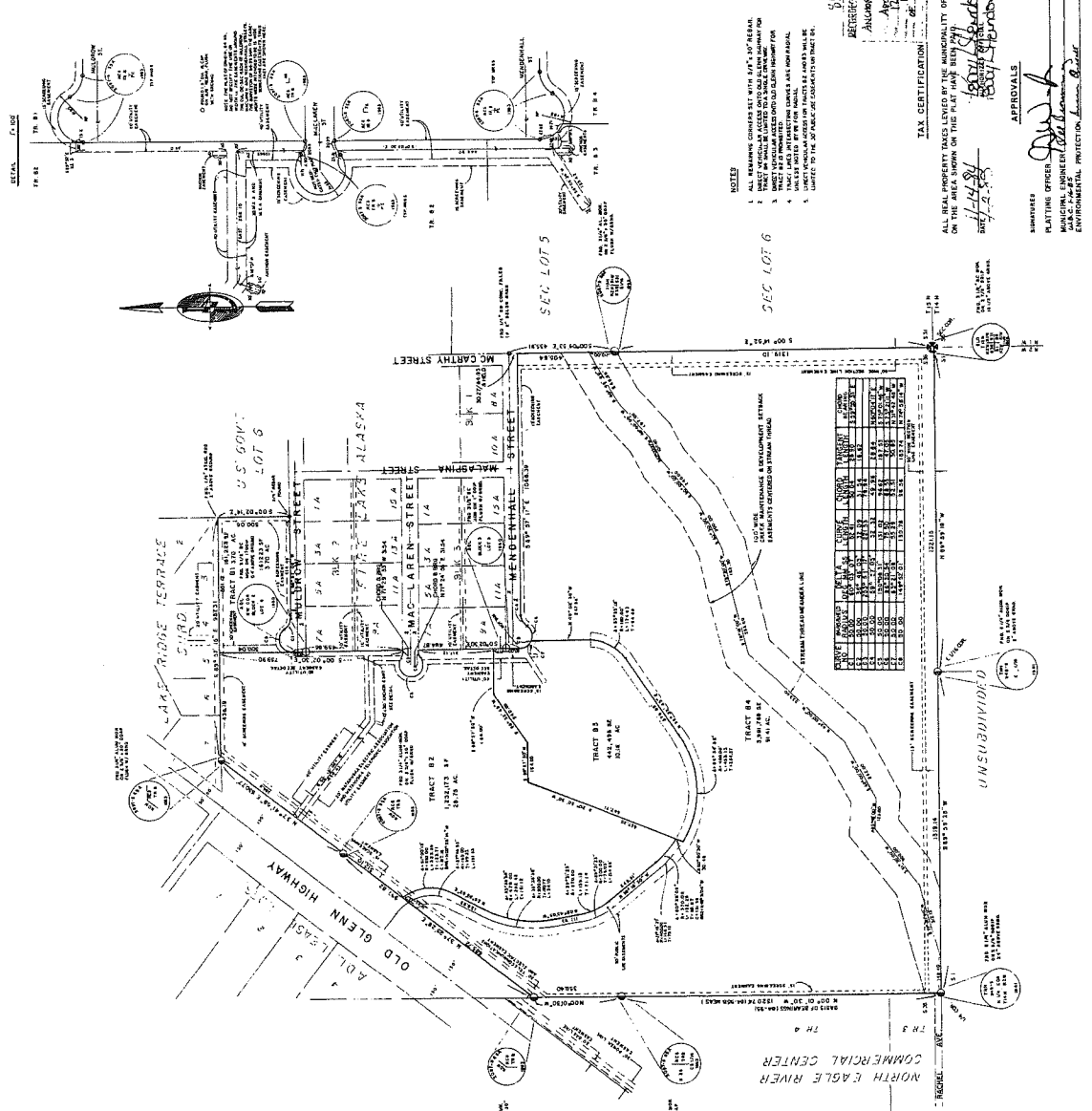
ANCHORAGE HEREBY ACCEPTS FOR PURPOSES OF THIS INSTRUMENT THE INDICATOR DESCRIBED IN THIS PLAT...

PLAT APPROVAL

PLAT APPROVED BY THE CHIEF ENGINEER OF THE MUNICIPALITY OF ANCHORAGE...



RECREATION CENTER SUBDIVISION. A 134.8 AC. SUBDIVISION OF TRACT B RECREATION CENTER SUBDIVISION, PLAT 84-99...



- NOTES: 1. ALL REMAINS CONFORM WITH CITY OF ANCHORAGE... 2. ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE...

TAX CERTIFICATION. ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID...

APPROVALS. SURVEYOR: JOHN W. HARRIS. CHIEF ENGINEER: [Signature].

■ APPENDIX B. PUBLIC ENGAGEMENT PROCESS

Summary

The public engagement process is described in Chapter 3, Scope of Plan Update. The outreach methods and list of materials included in this appendix are listed below:

- Project Website
 - Description of website features and summary of project posts
 - Screenshot of website front page and subscribe feature
- E-mail Communications
 - Description of e-mail system, subscriber list, and summary of project update messages sent
 - Copies of each message
 - Example sent report
- Postal Mail Communications
 - Summary of public notices mailed to area residents
 - Project postcard, mailed March 2017
- In Person Outreach
 - Summary of public workshop, presentations to community councils and presentations to Chugiak Eagle River Advisory Board.
 - Community council agendas, February - November 2016 (note: not all agendas were available in electronic format)
 - Flyers about the project, February 2016 and October 2016 versions
 - Posters shared at community presentations, original 2010 land use plan map (February 2016) and summary of draft plan revisions to land use plan map (October 2016)
 - PowerPoint presentation from March 21, 2016 workshop: includes slides about plan update and AWWU 520 Reservoir project
- Public Comments
 - Summary of public comments received on the draft plan, November - December 2016

Project Website: www.hlbcarolcreekplan.com

The project website is built on the Wordpress platform, with “blog” style front page updates; static “About” page with information about the 2010 plan and documents for the 2016 update; a list and description of project partners (HLB, AWWU, Agnew::Beck); and contact information for A::B, HLB and AWWU staff members. The site stores and provide links to project documents, uploaded periodically as they were created, and documents are linked in project updates. Site also links to AWWU’s project page for the 520 Reservoir.

1. February 2, 2016 | Initial website launch with “welcome” and basic project information, including information about the five presentations scheduled in February (Chugiak CC, Birchwood CC, Eagle River CC, Eagle River Valley CC, and Chugiak-Eagle River Advisory Board).
2. February 10, 2016 | Additional project text added to website.
3. February 12, 2016 | Project-specific e-mail created (comments@hlbcarolcreekplan.com) and published on the website: redirects to Anna Brawley’s work address.
4. February 27, 2016 | Blog post detailing upcoming public workshop on March 21, and a recap of initial feedback received during the five presentations given in February.
5. March 25, 2016 | Blog post providing links to materials presented at the workshop, information about next steps and timeline, reminder that comments can be submitted at any time via e-mail. Project documents uploaded and linked on blog post and “About” page.
6. October 7, 2016 | Blog post providing brief summary of work completed over the summer, notice about upcoming presentations scheduled, and plan review by HLBAC at their November 10 meeting.
7. October 12, 2016 | “About” page updated with links to PDF versions of materials to be presented in community council meetings (summary poster, updated project flyer)
8. October 26, 2016 | Blog post providing links to draft plan documents (full plan and standalone page of site plan map), information about HLBAC November 10 meeting, and prompt to provide comments via e-mail or at the HLBAC meeting.
9. October 27, 2016 | HLB staff updated the HLB website with public notice about the November 10 meeting, a link to the project website and draft plan.
10. November 29, 2016 | Blog post providing notice of presentation by project staff at Chugiak Community Council meeting on December 1, consideration of the plan at the next HLBAC meeting on December 8, and prompt to submit written comments about the plan.
11. December 11, 2016 | Blog post providing notice of plan approval by HLBAC and next step in approval process, review by Anchorage Planning & Zoning Commission, to be scheduled at a later date. Post included summary of public comments during HLBAC meetings and received in writing, revised HLBAC resolution and details of changes made to plan draft, and links to relevant documents (HLB Resolution 2016-16 and 2016-16(S), presentation to Chugiak CC).

E-mail Communications

As of December 2016, there are 80 subscribers on the mailing list: 10 are members of the project team, 30 signed up at community presentations, 16 signed up at the March workshop, and 24 signed up directly through the website. Of who opted in through the website, 8 addresses are duplicates, having been added in February or March at meetings and subsequently opted in again. There are 64 public contacts (not members of the project team).

- The website’s front page includes a sign-up form requesting name and e-mail to receive updates about the project. This form populates the e-mail subscriber list, and has been available on the website from its launch.

- February 10-24, 2016: sign-up sheets circulated during five presentations at community meetings. Names collected were added to the project e-mail list, with an automated confirmation sent to each.
- March 21, 2016: sign-in sheet circulated at the workshop, with request to provide an e-mail address to be informed about future project updates.

The following messages were sent to current subscribers on the list. Each message was accompanied by a “sent report” from the mailing system and any bounce-backs (none to date). Copies of the messages and an example report are included in this appendix.

- February 25, 2016 (40 recipients). Subject: “Heritage Land Bank Plan Update: February news and thanks for signing up!”
- March 15, 2016 (45 recipients). Subject: “Chugiak-Eagle River Plan Update: Public Workshop on Monday, March 21”
- March 25, 2016 (63 recipients). Subject: “Chugiak-Eagle River Plan Update: Thanks for a Great Workshop on Monday!”
- October 6, 2016 (63 recipients). Subject: “Chugiak-Eagle River Plan Update: Hope to see you at your Community Council’s October Meeting!”
- October 28, 2016 (63 recipients). Subject: “Chugiak-Eagle River Plan Update: DRAFT Plan posted; HLBAC Meeting on Thursday, November 10”
- November 29, 2016 (67 recipients). Subject: “Chugiak-Eagle River Plan Update: Two upcoming meetings in December”
- December 10, 2016 (67 recipients). Subject: “Chugiak-Eagle River Plan Update: Resolution 2016-16(S) approved by HLBAC on December 8”

Postal Mail Communications

In addition to web and e-mail communications, the project team prepared hardcopy public notices about the public workshop on March 21, 2016 and HLBAC public hearing for the draft plan on November 10, 2016.

- March 10, 2016: Postcard mailing (525 total) completed by PIP Printing and mailed to residents within approx. 750 feet of the property, community council presidents, Assembly members, and Chugiak Eagle River Advisory Board president. Postcard provided notice of March 21 workshop and information about project website and contact information.
- October 27, 2016: HLB mailed standard public notice for November 10 HLBAC meeting to residents within 500 feet of the property.

In Person Outreach

The project team hosted a public workshop about the plan update, and shared regular updates and an overview of the draft plan at the area’s five community councils and the Chugiak Eagle River Advisory Board. The project team used summary posters about the project, provided a handout with project information, and at the public workshop shared a PowerPoint presentation with attendees.

- February: presentations to community organizations
 - February 10: Eagle River Valley Community Council
 - February 11: Eagle River Community Council
 - February 18: Chugiak Community Council
 - February 20: Chugiak Eagle River Advisory Board
 - February 24: Birchwood Community Council

- March 21: public workshop held at Fire Lake Elementary School, with approximately 30 attendees
- April: presentations to community organizations
 - April 13: Eagle River Valley Community Council
 - April 13: Birchwood Community Council
 - April 21: Chugiak Community Council
 - *Note: attempts to coordinate with Eagle River Community Council about either the April or May meeting were unsuccessful; no presentation made to ERCC in April or May.*
- October: presentations to community organizations
 - October 12: Eagle River Valley Community Council
 - October 13: Eagle River Community Council
 - October 20: Chugiak Community Council
 - October 22: Chugiak Eagle River Advisory Board
 - November 9: Birchwood Community Council [due to timing conflict with ERVCC]
- November 10: Heritage Land Bank Advisory Commission meeting
- December 1: Presentation at special meeting of Chugiak Community Council

Public Comments Received

A total of 10 e-mail public questions or comments were received to comments@hlbcarolcreekplan.com or HLB staff, and 6 phone calls to HLB or A::B regarding this plan. This number does not include e-mails and calls to and from community council presidents which pertained only to scheduling presentations at meetings, not the content of the plan. Some contacts, especially early in the process, were questions asking for clarification about the process, specific technical questions about AWWU's proposed reservoir. Following publication of the draft plan, comments received primarily focused on opposition to the proposed increase from the 2010 plan in residential density and number of housing units on the parcel. Comments on the draft plan were compiled by HLB staff and provided as part of the information packet for HLBAC Resolution 2016-16. Additionally, agency comments were solicited and collected by HLB staff.

Heritage Land Bank: Carol Creek Plan

Chugiak-Eagle River Site-Specific Land Use Plan Update

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Update: Carol Creek Plan Approved by HLBAC on December 8, 2016

Posted on December 14, 2016

Here is a brief update on the Heritage Land Bank Chugiak Eagle River Site Specific Land Use Plan Update ("Carol Creek Plan"):

The draft plan was presented to the Heritage Land Bank Advisory Commission at their regular monthly meeting on Thursday, November 10, as Resolution 2016-16. HLBAC held a public hearing about the plan and received verbal and written public testimony about the plan, primarily in opposition to the proposed density of residential housing that would be

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Thursday, February 25, 2016 4:55 PM
To: Anna Brawley
Subject: Heritage Land Bank Plan Update: February news and thanks for signing up!

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN
 2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear resident,

Thank you for signing up to receive project updates about the Chugiak-Eagle River Site-Specific Land Use Plan Update! That is quite a long name, so we're calling it the "Carol Creek Plan" for short: this project is focused on the large Heritage Land Bank parcel (#1-074) through which Carol Creek runs. We wanted to share a short update on our project kick-off, and invite you to join us for a public workshop in March.

This month, we kicked off the plan update project and are preparing for our first public workshop! Staff from Agnew::Beck, Heritage Land Bank and AWWU gave brief presentations at four community council meetings (Chugiak, Birchwood, Eagle River, and Eagle River Valley CCs) and the Chugiak Eagle River Advisory Board meeting on February 20. We are just starting the project, but some of the comments we heard so far:

- Residents enjoy using the current informal trails on the property along Carol Creek
- Dog walkers would love more amenities like trails or open space
- Neighbors around this property like the current neighborhood character
- It is great that the Muni is looking at providing areas for new housing opportunities
- New housing in the area should be done right, especially if higher-density housing is built
- New development would require upgrading Harry MacDonald Drive, which is just a driveway right now
- People are interested to learn more about AWWU's areawide water projects
- People are concerned about low water pressure in the area, and interested if and how AWWU's project might help with this

Your feedback is important! We look forward to hearing from the community throughout this process, especially when we have more information to share.

Save the date!

**Chugiak Eagle River Site Specific Land Use Plan (Carol Creek Plan) Update
Public Workshop #1**

Why: The project team would like to share an overview of the plan, a proposed AWWU project, and gather community input on potential development for this large parcel

When: Monday, March 21, 2016 | 7:00 to 9:00 p.m.

Where: Fire Lake Elementary School Multi-Purpose Room
13801 Harry McDonald Rd. (off the Old Glenn just north of Fred Meyer)

Who: All community members welcome to attend

Hosted by: Municipality of Anchorage Heritage Land Bank, Anchorage Water and Wastewater Utility, and

Agnew::Beck Consulting (contracted with HLB)

Stay informed about this project! www.hlbcarolcreekplan.com

You can also submit comments throughout the process to comments@hlbcarolcreekplan.com.

Hope to see you next month at our workshop!

Anna Brawley

Project Contact, Agnew::Beck Consulting

anna@agnewbeck.com

(907) 222-5424

Stay informed!

www.hlbcarolcreekplan.com



No longer interested email from Heritage Land Bank: Carol Creek Plan?. Please [click here](#) to unsubscribe

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Tuesday, March 15, 2016 5:17 PM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: Public Workshop on Monday, March 21

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear resident,

We hope you will join us next Monday evening (March 21) at Fire Lake Elementary for a public workshop as part of our planning process to update the [Heritage Land Bank Chugiak Eagle River Site Specific Land Use Plan](#) approved in 2010. Information below, as well as a digital copy of the postcard we mailed out to neighboring residents and community council representatives.

Chugiak Eagle River Site Specific Land Use Plan (Carol Creek Plan) Update: Public Workshop #1

Why: The project team would like to share an overview of the plan, a proposed AWWU project, and gather community input on potential development for this large parcel

When: Monday, March 21, 2016 | 7:00 to 9:00 p.m.

Where: Fire Lake Elementary School Multi-Purpose Room
13801 Harry McDonald Rd. (off the Old Glenn just north of Fred Meyer)

Who: All community members welcome to attend

Hosted by: Municipality of Anchorage Heritage Land Bank, Anchorage Water and Wastewater Utility, and Agnew::Beck Consulting (contracted with HLB)

Chugiak Eagle River Site-Specific Land Use Plan Update

Public Workshop #1

Monday, March 21
7:00 to 9:00 p.m.

Fire Lake Elementary School
Multi-Purpose Room
13801 Harry McDonald Rd
Eagle River, AK 99577

This plan, completed in 2009 and adopted by the Assembly in 2010, provided recommendations for future uses of Heritage Land Bank (HLB) parcels, including new development and open space.

Anchorage Water & Wastewater Utility (AWWU) is now exploring options for water storage in the Carol Creek area to improve system-wide water service. Additionally, this parcel has opportunities for new housing and preservation of the Carol Creek greenbelt.

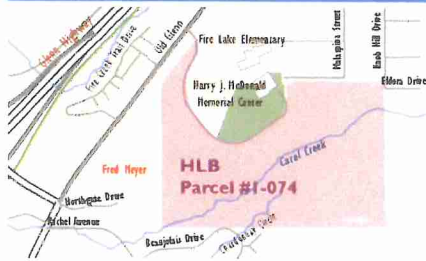
HLB is working with Agnew::Beck to update the plan, and we want to hear from you! In this workshop we will share options for this parcel based on the existing plan, and gather community input on what the updated plan should include.



Stay Informed! www.hlbcarolcreekplan.com



Agnew::Beck Consulting
441 W 3th Ave, Suite 202
Anchorage, AK 99501



Chugiak Eagle River
Site-Specific Land Use Plan Update

Questions or comments? Please contact:
Agnew::Beck Consulting, 907.222.5424
comments@hlbcarolcreekplan.com

Stay informed about this project! www.hlbcarolcreekplan.com

As always, your feedback is important! We look forward to hearing from the community throughout this process, especially when we have more information to share.

You can also submit comments throughout the process to comments@hlbcarolcreekplan.com.

Hope to see you next week at our workshop!

Anna Brawley
Project Contact, Agnew::Beck Consulting
comments@hlbcarolcreekplan.com
(907) 222-5424

Stay informed! www.hlbcarolcreekplan.com



From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Friday, March 25, 2016 12:14 PM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: Thanks for a Great Workshop on Monday!

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear community member,

Thank you to everyone who attended our workshop this week for the [Heritage Land Bank Chugiak-Eagle River Site Specific Land Use Plan](#) (Carol Creek Plan) update! About 30 people attended the workshop at Fire Lake Elementary on Monday, March 21, and we had some very helpful discussions and feedback from neighbors. We have [posted some of the materials](#) shared at the workshop on our website, www.hlbcarolcreekplan.com.

As we mentioned in the workshop, part of our task is to take a closer look at what's possible on the site and explore the questions that HLB will need to answer as they move forward in the process of subdividing and potentially disposing of this property for future development.

Our timeline:

- Meet with community councils in May to provide a brief update on the March workshop and our project overall
- Prepare the draft plan this spring and summer, continue consultations with agencies
- Share draft plan with the public and community councils in early fall
- Host public open house/workshop for draft plan in the fall
- Finalize draft plan and prepare for formal agency review and approval process in winter 2016-17

And of course, we welcome your input and comments throughout this process! **You can submit written comments and questions to comments@hlbcarolcreekplan.com**, or contact the team below:

Anna Brawley, Project Contact, Agnew::Beck
anna@agnewbeck.com, (907) 222-5424

Nicole Jones-Vogel, AICP, HLB Land Management Officer
jones-vogelnk@muni.org, (907) 343-7531

Brian Baus, AWWU Planning and Development Services Manager
brian.baus@awwu.biz, (907) 564-2765

We will share regular updates on the project via e-mail and on our website, www.hlbcarolcreekplan.com, including notice of upcoming presentations at community councils in May.

Anna Brawley
Project Contact, Agnew::Beck Consulting
comments@hlbcarolcreekplan.com

(907) 222-5424

Stay informed!

www.hlbcarolcreekplan.com



No longer interested email from Heritage Land Bank: Carol Creek Plan? Please [click here](#) to unsubscribe.

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Thursday, October 06, 2016 5:31 PM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: Hope to see you at your Community Council's October Meeting!

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN

 2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear community member,

Thank you for your interest in the Heritage Land Bank Carol Creek Plan. We wanted to let you know that we've updated the project [website](#) with a status update and our outreach schedule for October. We will be attending the Chugiak-Eagle River area Community Council meetings in October to apprise the community on the planning team's progress and share an updated conceptual site plan. We hope to see you at your next Community Council meeting:

- Wednesday, October 12, 7:00 p.m. | Eagle River Valley CC (2nd Wednesday)
- Wednesday, October 12, 7:00 p.m. | Birchwood CC (2nd Wednesday)
- Thursday, October 13, 7:00 p.m. | Eagle River CC (2nd Thursday)
- Thursday, October 20, 7:00 p.m. | Chugiak CC (3rd Thursday)
- Saturday, October 22, 1:00 pm | Chugiak-Eagle River Advisory Board

And of course, we welcome your input and comments throughout this process! **You can submit written comments and questions to comments@hlbcarolcreekplan.com**, or contact the team below:

Anna Brawley, Project Contact, Agnew::Beck
anna@agnewbeck.com, (907) 222-5424

Nicole Jones-Vogel, AICP, HLB Land Management Officer
jones-vogel@hlbcarolcreekplan.com, (907) 343-7531

Brian Baus, AWWU Planning and Development Services Manager
brian.baus@awwu.biz, (907) 564-2765

Visit our website, www.hlbcarolcreekplan.com, for more information.

Stay informed! www.hlbcarolcreekplan.com



No longer interested email from Heritage Land Bank: Carol Creek Plan? Please [click here](#) to unsubscribe.

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Friday, October 28, 2016 10:35 AM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: DRAFT Plan posted; HLBAC Meeting on Thursday, November 10

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear community member,

Thank you for your interest in the Heritage Land Bank Carol Creek Plan.

We wanted to let you know that we have posted the DRAFT update to the Chugiak-Eagle River Site Specific Land Use Plan, and the new site plan map summarizing the land use recommendations, on the [project website](#), along with the materials shared at recent community council meetings. Check out these documents on the website: <http://www.hlbcarolcreekplan.com>.

The review draft has been shared with the Heritage Land Bank Advisory Commission (HLBAC) and will be discussed at HLBAC's next regular meeting at 11:30 a.m. to 1:00 p.m. on Thursday, November 10, 2016. The meeting will be held at 4700 Elmore Road in the MOA Permit & Development Center building, conference room 170. For more information or questions about attending this upcoming meeting, contact the Heritage Land Bank at (907) 343-7534 or view the public notice [here](#).

And of course, we welcome your input and comments throughout this process! **You can submit written comments and questions to comments@hlbcarolcreekplan.com**, or contact the team below:

Anna Brawley, Project Contact, Agnew::Beck
anna@agnewbeck.com, (907) 222-5424

Nicole Jones-Vogel, AICP, HLB Land Management Officer
jones-vogelnk@muni.org, (907) 343-7531

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brian.baus@awwu.biz, (907) 564-2765

Visit our website, www.hlbcarolcreekplan.com, for more information.

Stay informed!

www.hlbcarolcreekplan.com



No longer interested email from Heritage Land Bank: Carol Creek Plan? Please [click here](#) to unsubscribe.

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Tuesday, November 29, 2016 10:21 AM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: Two upcoming meetings in December

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear community member,

We wanted to let you know about two upcoming meetings about the Chugiak-Eagle River Site Specific Land Use Plan Update:

The **Chugiak Community Council** has scheduled a special meeting to discuss the plan update. The meeting will be this Thursday, December 1, 2016 at 7:00 p.m. at the Elsie Oberg Community Center, 18606 Old Glenn Highway. Contact Chugiak CC for more information (chugiakcouncil@gmail.com) or visit the community councils website: <http://www.communitycouncils.org> (select Chugiak from the list of councils on the front page).

The **Heritage Land Bank Advisory Commission** regular meeting will be next Thursday, December 8, 2016 at 11:30 a.m. at the Municipality of Anchorage Permit & Development Center, 4700 Elmore Road. HLBAC will continue deliberation on Resolution 2016-16 regarding this plan update, after beginning its review at the November 10 meeting, holding a public hearing, and tabling further discussion until its next scheduled meeting. For more information or questions about attending this upcoming meeting, contact the Heritage Land Bank at (907) 343-7534.

Check out the draft plan document on the project website: <http://www.hlbcarolcreekplan.com>. **We welcome your input and comments throughout this process!** You can submit written comments and questions to comments@hlbcarolcreekplan.com. Comments received will be provided to HLB staff and the HLB Advisory Commission in advance of the December 8 meeting.

Anna Brawley, Project Contact, Agnew::Beck
anna@agnewbeck.com, (907) 222-5424

Visit our website, www.hlbcarolcreekplan.com, for more information.

Stay informed!

www.hlbcarolcreekplan.com



From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Saturday, December 10, 2016 4:33 PM
To: Anna Brawley
Subject: Chugiak-Eagle River Plan Update: Resolution 2016-16(S) approved by HLBAC on December 8

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE : : Municipality of Anchorage, Heritage Land Bank

Dear community member,

Here is a brief update on the Heritage Land Bank Chugiak-Eagle River Site Specific Land Use Plan Update ("Carol Creek Plan"):

The draft plan was presented to the Heritage Land Bank Advisory Commission at their regular monthly meeting on Thursday, November 10, as Resolution 2016-16. HLBAC held a public hearing about the plan and received verbal and written public testimony about the plan, primarily in opposition to the proposed density of residential housing that would be allowed on Tract The HLBAC closed public testimony and tabled the resolution until its following meeting.

In the interim weeks, additional written public testimony was received, primarily in opposition to the plan as written. The Chugiak Community Council held a special meeting on Thursday, December 1, 2016. While scheduling conflicts did not permit HLB staff to participate, Agnew::Beck Consulting staff members attended and presented a status update and summary of the plan, including an alternative proposal for a lower maximum number of housing units allowed to be built on Tract 1. The council passed a resolution in opposition to the plan as written.

The Heritage Land Bank Advisory Commission took up Resolution 2016-16 again at their Thursday, December 8, 2016 meeting and re-opened the public hearing, hearing verbal testimony again from some residents against the plan. HLBAC considered an S-version (substitute version) of the draft plan which stated that no more than 359 housing units could be developed on Tract 1, instead of the 518 units that would be allowed under the proposed density range and future zoning classification. The S-version of the resolution passed unanimously, approving the plan as modified to be sent on for additional review.

As a land use plan in the Municipality of Anchorage, the draft plan update must be reviewed and approved by the Planning and Zoning Commission (P&ZC), and then ultimately adopted by the Anchorage Assembly. The next step is to schedule this plan for a public hearing with the Planning and Zoning Commission, likely to be winter or early spring of 2017. We will send an update when this item has been scheduled on an upcoming P&ZC agenda. The plan draft will be updated to reflect the changes made in 2016-16(S) and a new version posted here when it is available.

To view the resolutions and presentation from the December 1 Chugiak Community Council meeting, please visit our website: <http://www.hlbcarolcreekplan.com>. **We welcome your input and comments throughout this process!** You can submit written comments and questions to comments@hlbcarolcreekplan.com. Comments received will be compiled and provided to the Anchorage Planning and Zoning Commission in advance of the public hearing for the plan, which will be scheduled in 2017.

Anna Brawley, Project Contact, Agnew::Beck
anna@agnewbeck.com, (907) 222-5424

Visit our website, www.hlbcarolcreekplan.com, for more information.

Stay informed!

www.hlbcarolcreekplan.com



No longer interested email from Heritage Land Bank: Carol Creek Plan? Please [click here](#) to unsubscribe.

From: Carol Creek Project Team <comments@hlbcarolcreekplan.com>
Sent: Friday, October 28, 2016 10:35 AM
To: Anna Brawley
Subject: Newsletter Sent Report

Hi Admin,

Mail has been sent successfully to 63 email(s). Please find the details below.

Unique ID : eixzar-limzho-uoityts-ajcunb-dgwcfr

Start Time: 2016-10-28 18:34:45

End Time: 2016-10-28 18:34:53

For more information, Login to your Dashboard and go to Sent Mails menu in Email Subscribers.

Thank You

<http://www.storeapps.org/>

Chugiak Eagle River Site-Specific Land Use Plan Update

Public Workshop #1

Monday, March 21
7:00 to 9:00 p.m.

Fire Lake Elementary School
Multi-Purpose Room
13801 Harry McDonald Rd
Eagle River, AK 99577



This plan, completed in 2009 and adopted by the Assembly in 2010, provided recommendations for future uses of Heritage Land Bank (HLB) parcels, including new development and open space.

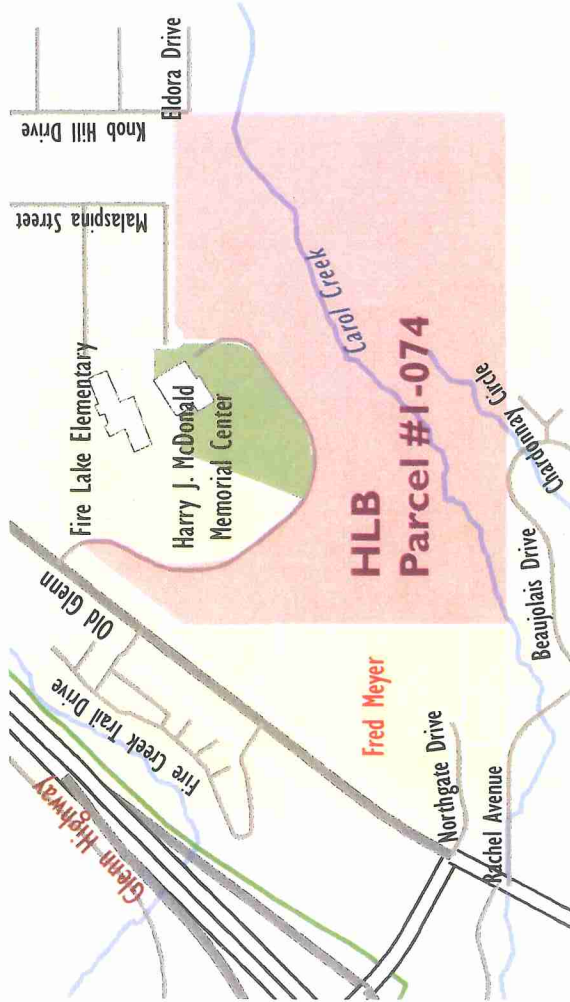
Anchorage Water & Wastewater Utility (AWWU) is now exploring options for water storage in the Carol Creek area to improve system-wide water service. Additionally, this parcel has opportunities for new housing and preservation of the Carol Creek greenbelt.

HLB is working with Agnew::Beck to update the plan, and we want to hear from you! In this workshop we will share options for this parcel based on the existing plan, and gather community input on what the updated plan should include.

Stay Informed! www.hlbcarolcreekplan.com



Agnew::Beck Consulting
441 W. 5th Ave. Suite 202
Anchorage, AK 99501



Chugiak Eagle River Site-Specific Land Use Plan Update

Questions or comments? Please contact:
Agnew::Beck Consulting, 907.222.5424
comments@hlbcroalccreekplan.com

Eagle River Valley Community Council Meeting

Wednesday February 10, 2016 7:00 pm

REGULAR MEETING

Gruening Middle School

Proposed Agenda

Introductions and Announcements

Approve Minutes

Treasurers Report (Patsy)

New Business - Guests:

- Anchorage Public Transit Advisory Board, Jed Smith
- Anchorage District Attorney's Office – Christina Sherman
- Chugiak Eagle River Land Use Study: Update by Agnew: Beck Consultants
 - o <http://www.muni.org/Departments/hlb/Pages/LUS.aspx>

Old Business:

- Amy Demoski – Assembly Report
- Elisa Snelling – School Board Report
- ERVCC Marijuana Permit Review Committee Proposal
- Nomination ERVCC Road Board Representative

Committee Reports:

CBERRSA: open

C/ER Consortium: Steve Skipper

Education: Patsy Gunn

Federation of Community Councils: Tom Freeman

Parks and Rec: Pete Panarese

Platting and Zoning:

ERVCC Board Members (Term Expiration) President: David Schade (2018) Vice President: Elisa Snelling (2016)
Treasurer & Education: Patsy Gunn (2018) Parks & Rec: Pete Panarese (2018) Consortium: Steve Skipper (2017)
Platting & Zoning: Arlene Voehl (2016) Federation of Community Councils (FCC): Tom Freeman (2017)
Road Board: (Open)(2016) Secretary: OPEN (2017)

Next Meeting – March 9, 2016

Guest Presentation by Anchorage Tomorrow re: Bond Proposals
Elisa Snelling, Anchorage School District Bonds



**CHUGIAK
COMMUNITY
COUNCIL**

Post Office Box 671350
Chugiak, Alaska 99567

<i>Board Officers</i>	<i>Board Members</i>
Maria Rentz, President	• Erin Dovichin
Randy McCain, Vice President	• Erin Ealum
Jake Horazdovsky, Secretary	• Deb Thorall
Deborah Jones, Treasurer	• Leslie Echols

<i>Alternate Board Member</i>	<i>Alternate Board Member</i>
Ted Carlson	• Harold Parker

Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

MEETING AGENDA

Thursday, February 18th, 2016, 7:00 p.m.

Elsie Oberg Community Center / Chugiak Benefit Association North Building
18606 Old Glenn Highway (Next to Chugiak Children's Services), Chugiak, Alaska

1. CALL TO ORDER (Quorum 5 Elected Board Members)
2. INTRODUCTIONS (Board Members / Presenters / Guests from outside the Chugiak Community Council area)
3. APPROVAL OF MINUTES
4. APPROVAL OF AGENDA
5. PRESENTATIONS
 - Officer Gordon Korell – Anchorage Police Department; Introduction and community safety
 - Christina Sherman – State Prosecutor in the Anchorage District Attorney's Office; Introduction and overview
 - Anna Brawley – Agnew Beck Consulting; Overview of land-use development plan of HLB-owned land in the vicinity of Fire Lake Elementary School, Harry J McDonald Memorial (Mac) Center, and Fred Meyer store, in Eagle River
6. UNFINISHED BUSINESS
 - Public Use and Limited Access Use of Loretta French Park
 - Alaska's Fiscal Situation – Erin Dovichin
7. REPORTS / UPDATES (2 minutes per speaker, unless otherwise noted)
 - Assembly and Legislative
 - CBERRRSA Board of Directors (Road Board) – Randy McCain
 - C/ER Advisory Board – Randy McCain (5 minutes)
 - Federation of Community Councils (FCC) – Deborah Jones
 - ER/C Parks and Recreation Board of Supervisors – Tony Sisto
 - Financial – Deborah Jones
 - Secretarial – Jake Horazdovsky (5 minutes)
 - General Council Business – Maria Rentz
8. NEW BUSINESS
 -
9. OPEN FORUM
10. NEXT MEETING DATE: Thursday, March 17th, 2016, 7:00 PM
11. ADJOURNMENT

Please Note: Mayor Berkowitz is holding office hours in Eagle River approximately every six weeks. His next scheduled date is March 1st from 4:30 to 6:00 PM at the Chugiak/Eagle River Library. Feel free to drop in!

Join CCC conversations on Facebook:

Visit CCC web page / sign up to receive emails:

Contact the CCC by email:

Facebook: chugiak community council • **Web:** communitycouncils.org • **Email:** chugiakcouncil@gmail.com

Birchwood Community Council

P.O. Box 670984 • Chugiak, AK 99567-0984
birchwoodcouncil@gmail.com

AGENDA

Wednesday, February 24, 7-9 PM

Agenda subject to modification to allow input/action on issues that did not make this notice

1. Call to Order

2. Approval of October & December 2015 and January 2016 Minutes (available at the meeting)

3. Announcements

- a) Letter from Heather Plucinski, Alaska Regional Hospital

4. Reports

- a) FCC Report: Dave Wolfe
- b) CBERRRSA Road Board Report: <http://www.muni.org/Departments/works/operations/streets/Service/Pages/CBERRRSARoadBoard.aspx>
- c) Parks and Recreation Report: <http://www.muni.org/Departments/ERParks/>
- d) Chugiak Eagle River Advisory Board
- e) Treasurer's report
- f) Birchwood Patrol Report

5. Presentations:

- a) Christina Sherman, Anchorage District Attorney's Office - 10 minutes
- b) Tanya Iden, Agnew::Beck, -10 minutes
Update on land use plan of Heritage Land Bank parcels located near Fred Meyer
- c) Ken Lang, Lang & Associates, Inc. -10 minutes
Troy Davis Homes, is preparing to submit an application to vacate a portion of 2 streets
- d) Jacques Boutet, Anchorage Tomorrow Chairman -10 minutes
Bond propositions on the April ballot in support of roads, drainage, parks and recreation and emergency services.

6. Old Business

- a) New meeting date -10 minutes
- b) By-laws revision -10 minutes

7. New Business

8. Open Forum-floor opened to public, any issue

9. Adjournment-9pm

2014-2015 board:

Jill F. Crosby & Barbara Trost, Co-Chairs Lexi Hill, Secretary Dave Wolfe, FCC
Debbie Ossiander, CERAB Tony Vita, Road Board Kevin McNamara, at large

Eagle River Valley Community Council Meeting

Wednesday April 13, 2016 7:00 pm

REGULAR MEETING

Gruening Middle School

Proposed Agenda

Introductions and Announcements

Approve Minutes

Treasurers Report (Patsy)

New Business - Guests:

- **Heritage Land Bank: Update by Anna Brawley from Agnew: Beck Consultants**
- **Nancy Clark, Chugiak-Eagle River Branch, Anchorage Public Library**

Old Business:

- **Amy Demboski – Assembly Report**
- **Elisa Snelling – School Board Report**

Committee Reports:

CBERRSA: open

C/ER Consortium: Steve Skipper

Education: Patsy Gunn

Federation of Community Councils: Tom Freeman

Parks and Rec: Pete Panarese

Platting and Zoning:

ERVCC Board Members (Term Expiration) President: David Schade (2018) Vice President: Elisa Snelling (2016)
Treasurer & Education: Patsy Gunn (2018) Parks & Rec: Pete Panarese (2018) Consortium: Steve Skipper
(2017) Platting & Zoning: Open (2016) Federation of Community Councils (FCC):Tom Freeman (2017) Road
Board: (Open)(2016) Secretary: OPEN (2017)

Next Meeting – May 11, 2016



**CHUGIAK
COMMUNITY
COUNCIL**

Post Office Box 671350
Chugiak, Alaska 99567

<i>Board Officers</i>	<i>Board Members</i>
Maria Rentz, President	• Erin Dovichin
Randy McCain, Vice President	• Steve Connelly
Jake Horazdovsky, Secretary	• Burke Wonnell
Deborah Jones, Treasurer	• Leslie Echols
<i>Alternate Board Member</i>	<i>Alternate Board Member</i>
Ted Carlson	• Harold Parker

Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

MEETING AGENDA

Thursday, April 21st, 2016, 7:00 p.m.

Elsie Oberg Community Center / Chugiak Benefit Association North Building
18606 Old Glenn Highway (Next to Chugiak Children's Services), Chugiak, Alaska

1. CALL TO ORDER (Quorum 5 Elected Board Members)
2. INTRODUCTIONS (Board Members / Presenters / Guests from outside the Chugiak Community Council area)
3. APPROVAL OF MINUTES
4. APPROVAL OF AGENDA
5. PRESENTATIONS / UPDATES
 - Nancy Clark, Chugiak Eagle River Library – Library News and Information
 - Tanya Iden, Agnew Beck Consulting with AWWU Representative – Project update on land-use development plan of HLB-owned land in the vicinity of Fire Lake Elementary School, Harry J McDonald Memorial (Mac) Center, and Fred Meyer store, in Eagle River
 - Eric Hohmann, Project Manager, PTS, Inc. – Project update on Chugiak Interim Pedestrian Walking Facility
 - Randy McCain, Chair, CBERRRSA Board of Supervisors – Request for action regarding proposed road upgrades of Yosemite Drive (this subject is also scheduled to be discussed by the CER Advisory Board on Saturday, April 30th, from 12:30 to 2:00 pm, in the CER Community Room, next to the Library – public is welcome to attend and testify)
6. UNFINISHED BUSINESS
 -
7. REPORTS / UPDATES (2 minutes per speaker, unless otherwise noted)
 - Assembly and Legislative
 - CBERRRSA Board of Directors (Road Board) – Randy McCain
 - C/ER Advisory Board – Randy McCain (5 minutes)
 - Federation of Community Councils (FCC) – Deborah Jones
 - ER/C Parks and Recreation Board of Supervisors – Tony Sisto
 - Financial – Deborah Jones
 - Secretarial – Jake Horazdovsky (5 minutes)
 - General Council Business – Maria Rentz
8. NEW BUSINESS
 - Erin Dovichin, CCC Board Member – Council Bylaws
9. OPEN FORUM
10. NEXT MEETING DATE: Thursday, May 19th, 2016, 7:00 PM
11. ADJOURNMENT

Please Note: Mayor Berkowitz is holding office hours in Eagle River approximately every six weeks. His next scheduled date is May 17th from 4:30 to 6:00 PM at the Chugiak/Eagle River Library. Feel free to drop in!

Join CCC conversations on Facebook:

Visit CCC web page / sign up to receive emails:

Contact the CCC by email:

Facebook: chugiak community council • **Web:** communitycouncils.org • **Email:** chugiakcouncil@gmail.com

Eagle River Valley Community Council Meeting

Wednesday October 12, 2016 7:00 pm

REGULAR MEETING

Gruening Middle School

Agenda

Introductions and Announcements

Approve Minutes September 2016

Treasurers Report (Patsy)

New Business:

- **Candidates – 5 minute intro to each**
 - **Laura Reinbold**
 - **Joe Hackenmuller**

Old Business:

- **AWWU – Update on Eagle River Valley Water Tank**
- **Amy Demboski – Assembly Report**
- **Tam Agosti-Gisler – School Board Report**
- **2016 ERVCC Elections - continued**
- **CBERRSA Election /Nomination**

Committee Reports:

CBERRSA: open

C/ER Consortium: Steve Skipper

Education: Patsy Gunn

Federation of Community Councils: Tom Freeman

Parks and Rec: Pete Panarese

Platting and Zoning:

ERVCC Board Members (Term Expiration) President: David Schade (2018) Vice President: Elisa Snelling (2019)
Treasurer & Education: Patsy Gunn (2018) Parks & Rec: Pete Panarese (2018) Consortium: Steve Skipper
(2017) Platting & Zoning: (2019) Federation of Community Councils (FCC):Tom Freeman (2017) Road Board:
(Open)(2019) Secretary: OPEN Susan Fischetti (2019)

Next Meeting – November 8, 2016



CHUGIAK COMMUNITY COUNCIL

Post Office Box 671350
Chugiak, Alaska 99567

<i>Board Officers</i>	<i>Board Members</i>
Maria Rentz, President	• Erin Dovichin
Randy McCain, Vice President	• Steve Connelly
Jake Horazdovsky, Secretary	• Burke Wonnell
Deborah Jones, Treasurer	• Leslie Echols

<i>Alternate Board Member</i>	<i>Alternate Board Member</i>
Ted Carlson	• Harold Parker

Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

MEETING AGENDA

Thursday, October 20th, 2016, 7:00 p.m.

Elsie Oberg Community Center / Chugiak Benefit Association North Building
18606 Old Glenn Highway (Next to Chugiak Children's Services), Chugiak, Alaska

1. CALL TO ORDER (Quorum 5 Elected Board Members)
2. INTRODUCTIONS (Board Members / Presenters / Guests from outside the Chugiak Community Council area)
3. APPROVAL OF MINUTES
4. APPROVAL OF AGENDA
5. GUEST PRESENTATIONS
 - HLB / AWWU / Agnew Beck – Carol Creek Development Plan & Eagle River Water Storage Update (this topic is also to be discussed at the Oct. 22nd CERAB meeting)
6. UNFINISHED BUSINESS / ACTION ITEM UPDATES
 - Birchwood-Chugiak Community Bash, Thursday, October 27th, 2016, from 6:30 to 8:30, at the Chugiak Senior Center
 - CCC Meeting Signage
 - CCC Scholarship
 - Erin Dovichin, CCC Board Member – Council Bylaws
7. REPORTS / UPDATES
 - Assembly
 - Legislative
 - CBERRRSA Board of Directors (Road Board) – Randy McCain
 - C/ER Advisory Board (CERAB) – Randy McCain
 - Federation of Community Councils (FCC) – Deborah Jones
 - Financial – Deborah Jones
 - ER/C Parks and Recreation Board of Supervisors – Tony Sisto
 - Mail – Burke Wonnell
 - Secretarial – Jake Horazdovsky
 - General Council Business – Maria Rentz
8. NEW BUSINESS
 - Proposed Ordinance 2016-0128 (this topic is also to be discussed at the Oct. 22nd CERAB meeting)
9. OPEN FORUM
10. NEXT MEETING DATE: Thursday, November 17th, 2016, 7:00 PM
11. ADJOURNMENT

EVENTS: Saturday, Oct 22, 1-3 PM: C/ER Advisory Board Meeting, ER Town Center Community Room
Thursday, Oct 27, 6:30 -8:30 PM: Birchwood-Chugiak Community Bash, Chugiak Senior Center
Saturday, Dec 10, 12-2 PM: APD training on Community Crime Mapping, ER High School ROTC Room

Join CCC conversations on Facebook:

Visit CCC web page / sign up to receive emails:

Contact the CCC by email:

Facebook: chugiak community council • **Web:** communitycouncils.org • **Email:** chugiakcouncil@gmail.com

Birchwood Community Council

P.O. Box 670984 • Chugiak, AK 99567-0984
birchwoodcouncil@gmail.com

AGENDA

Wednesday, November 9, 2016, 7-9 PM

Beach Lake Chalet, 17611 S Birchwood Loop Rd

Agenda subject to modification to allow input/action on issues that did not make this notice

1. Call to Order

2. Approval of October 2016 Minutes (available at the meeting)

3. Announcements

4. Reports

- a) FCC Report: Dave Wolfe
- b) CBERRRSA Road Board Report: <http://www.muni.org/Departments/works/operations/streets/Service/Pages/CBERRRSARoadBoard.aspx>
- c) Parks and Recreation Report: <http://www.muni.org/Departments/ERparks/>
- d) Chugiak Eagle River Advisory Board
- e) Treasurer's report
- f) Birchwood Patrol Report

5. Presentations:

- a) HLB and AWWU: Update on Site Specific Land Use Plan update for land near Fred Meyer and Fire Lake Elementary

6. Old Business

- a) Report on Birchwood CC election
- b) Report on Birchwood Bash

7. New Business

- a) Treasurer Position – needs to be filled

8. Open Forum-floor opened to public, any issue

9. Adjournment-9pm

2016-2017 board:

Kevin McNamara, Chair; Debbie Ossiander, Vice Chair & CERAB rep Tony Vita, Road Board;
Lexi Hill, Secretary & Parks and Rec rep; Dave Wolfe, Secretary for Publicity;
Barbara Trost, Member at large



CHUGIAK COMMUNITY COUNCIL

Post Office Box 671350
Chugiak, Alaska 99567

<i>Board Officers</i>	<i>Board Members</i>
Maria Rentz, President	• Erin Dovichin
Randy McCain, Vice President	• Steve Connelly
Jake Horazdovsky, Secretary	• Burke Wonnell
Deborah Jones, Treasurer	• Leslie Echols

<i>Alternate Board Member</i>	<i>Alternate Board Member</i>
Ted Carlson	• Harold Parker

Fire Lake • Chugiak • Peters Creek • Mirror Lake • Thunderbird Heights • Eklutna

MEETING AGENDA

Thursday, December 1st, 2016, 7:00 p.m.

Elsie Oberg Community Center / Chugiak Benefit Association North Building
18606 Old Glenn Highway (Next to Chugiak Children's Services), Chugiak, Alaska

1. CALL TO ORDER (Quorum 5 Elected Board Members)
2. INTRODUCTIONS (Board Members / Presenters / Guests from outside the Chugiak Community Council area)
3. APPROVAL OF MINUTES
4. APPROVAL OF AGENDA
5. GUEST PRESENTATIONS
 -
6. UNFINISHED BUSINESS / ACTION ITEM UPDATES
 - Heritage Land Bank Advisory Commission – Carol Creek Area / Chugiak-Eagle River Site-Specific Land Use Plan Update, Agnew Beck attending on behalf of HLB
7. REPORTS / UPDATES
 -
8. NEW BUSINESS
 -
9. OPEN FORUM
10. NEXT MEETING DATE: Thursday, December 15th, 2016, 7:00 PM
11. ADJOURNMENT

EVENTS: Thursday, Dec 8, 11:30 AM: HLBAC Meeting, 4700 Elmore Road, Conference Room 170, Anchorage
Saturday, Dec 10, 12-2 PM: APD training on Community Crime Mapping, ER High School ROTC Room

Join CCC conversations on Facebook:

Facebook: chugiak community council

Visit CCC web page / sign up to receive emails:

• **Web:** communitycouncils.org

Contact the CCC by email:

• **Email:** chugiakcouncil@gmail.com

CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN



2016 UPDATE :: Municipality of Anchorage, Heritage Land Bank

ABOUT THE 2010 HLB PLAN

- Completed in 2009; adopted by the Assembly in 2010 as part of Chugiak-Eagle River Comprehensive Plan (2006)
- Provided recommendations for future uses of HLB parcels, including new development and open space
- Identified future opportunities for new infrastructure, roads, trails and housing

WHY UPDATE THIS SITE SPECIFIC PLAN?

- AWWU is exploring options for water storage in the area to improve system-wide pressure and flow
- This parcel has opportunities for housing in an attractive location close to shopping, schools and green space
- There are also opportunities for improved access, trail connections, and green amenities, including maintaining preservation of open space along Carol Creek

LAND USE RECOMMENDATIONS (2010)

Top: Parcel seen from Fred Meyer
Bottom: close-up view of Carol Creek

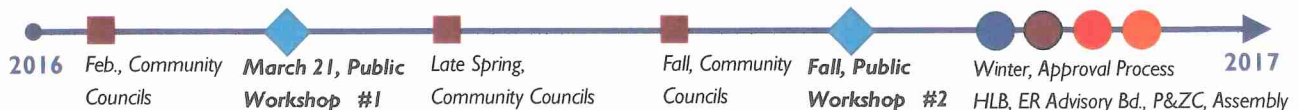


PROJECT TEAM

Nicole Jones-Vogel, AICP
MOA Heritage Land Bank
jones-vogelnk@muni.org

Anna Brawley Agnew::Beck
anna@agnewbeck.com

We want to hear from you throughout this process!



Stay informed!

www.hlbcarolcreekplan.com



CHUGIAK-EAGLE RIVER SITE-SPECIFIC LAND USE PLAN

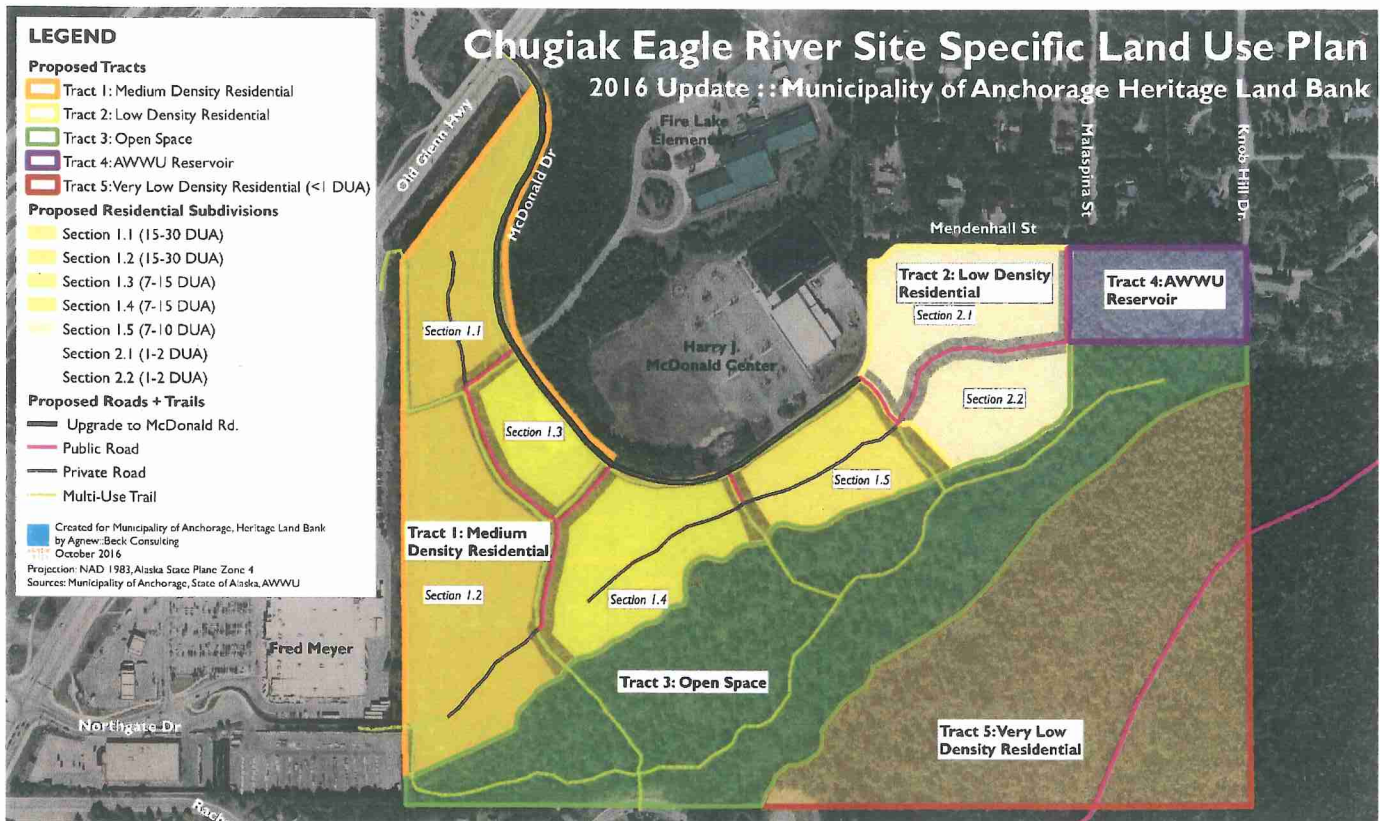


2016 UPDATE :: Municipality of Anchorage, Heritage Land Bank

ABOUT THE 2010 PLAN AND 2016 UPDATE

- Adopted by the Assembly in 2010 as part of Chugiak-Eagle River Comprehensive Plan (2006)
- 2016 Update follows the 2010 Plan goals and identifies specific opportunities for housing close to shopping, schools and green space, as well as preserving the existing Carol Creek corridor as a greenspace amenity

DRAFT LAND USE RECOMMENDATIONS (2016 PLAN UPDATE)



2010 Plan	2016 Update	Size (Acres)	Density (Dwelling Units per Acre)	# Units (Lower Estimate)	# Units (Higher Estimate)	Proposed in 2010 Plan
C + D	Tract 1	27.6	7-30 DUA	262	518	110
	Section 1.1	4.4	15-30 DUA	66	133	
	Section 1.2	8.5	15-30 DUA	128	256	
	Section 1.3	2.0	7-15 DUA	13	29	
	Section 1.4	4.6	7-15 DUA	32	69	
	Section 1.5	3.2	7-10 DUA	22	31	
A	Tract 2	8.4	1-4 DUA	6	13	10
	Section 2.1	4.2	1-4 DUA	4	8	
	Section 2.2	2.8	1-4 DUA	2	5	
B	Tract 5	26.1	<1 DUA	0	5	5
Proposed Residential Units				268	537	125

PROJECT WEBSITE
www.hlbcarolcreekplan.com

PROJECT TEAM

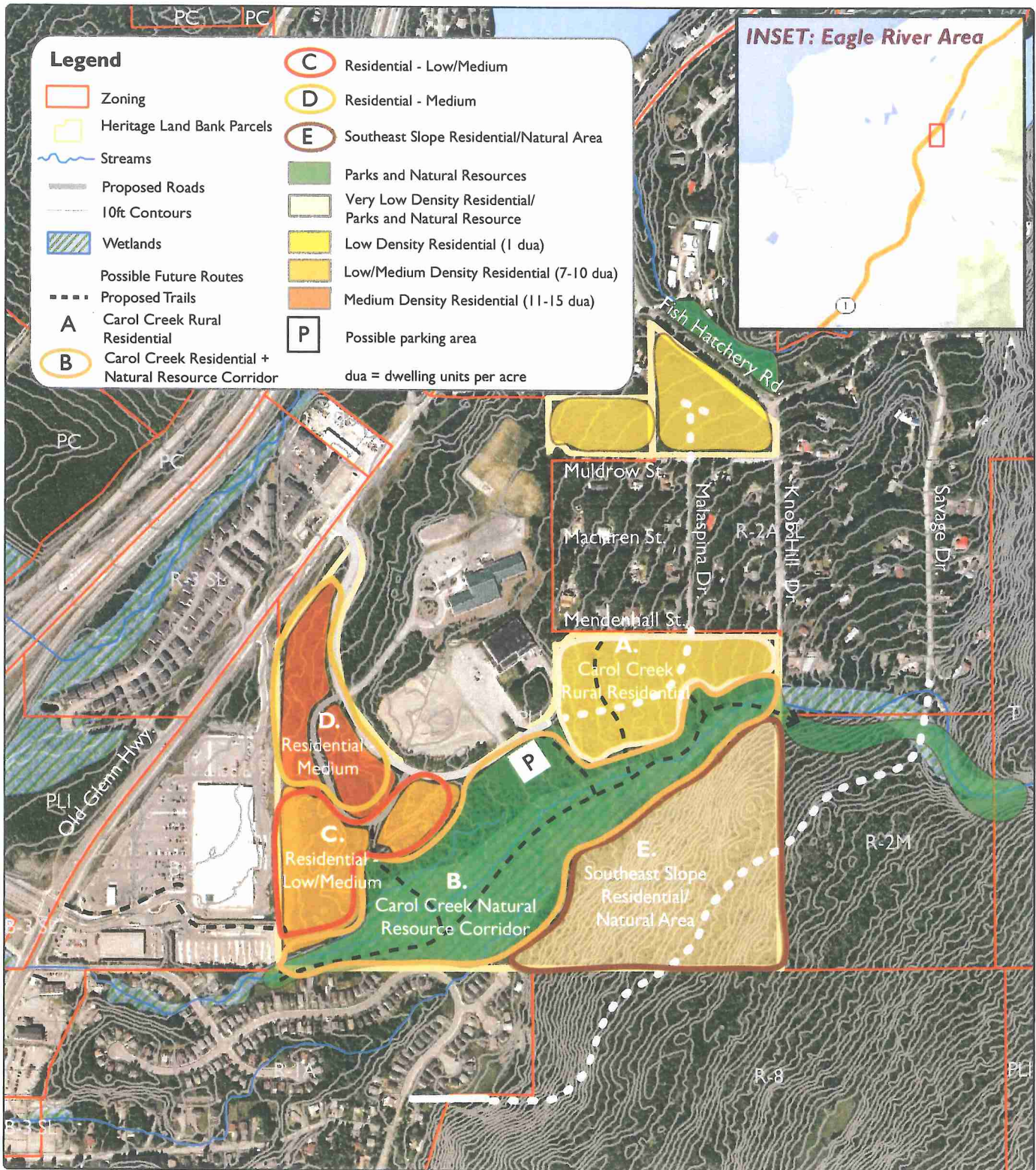
Nicole Jones-Vogel, AICP
 MOA Heritage Land Bank
jones-vogelnk@muni.org

Anna Brawley
 Agnew::Beck Consulting
anna@agnewbeck.com

We want to hear from you throughout this process!



Land Use Recommendations for HLB Parcels, Chugiak-Eagle River



Alaska State Plane, Zone 4, NAD 1983
December 1, 2008

AGNEW
BECK

Map by Agnew::Beck Consulting for Heritage Land Bank.

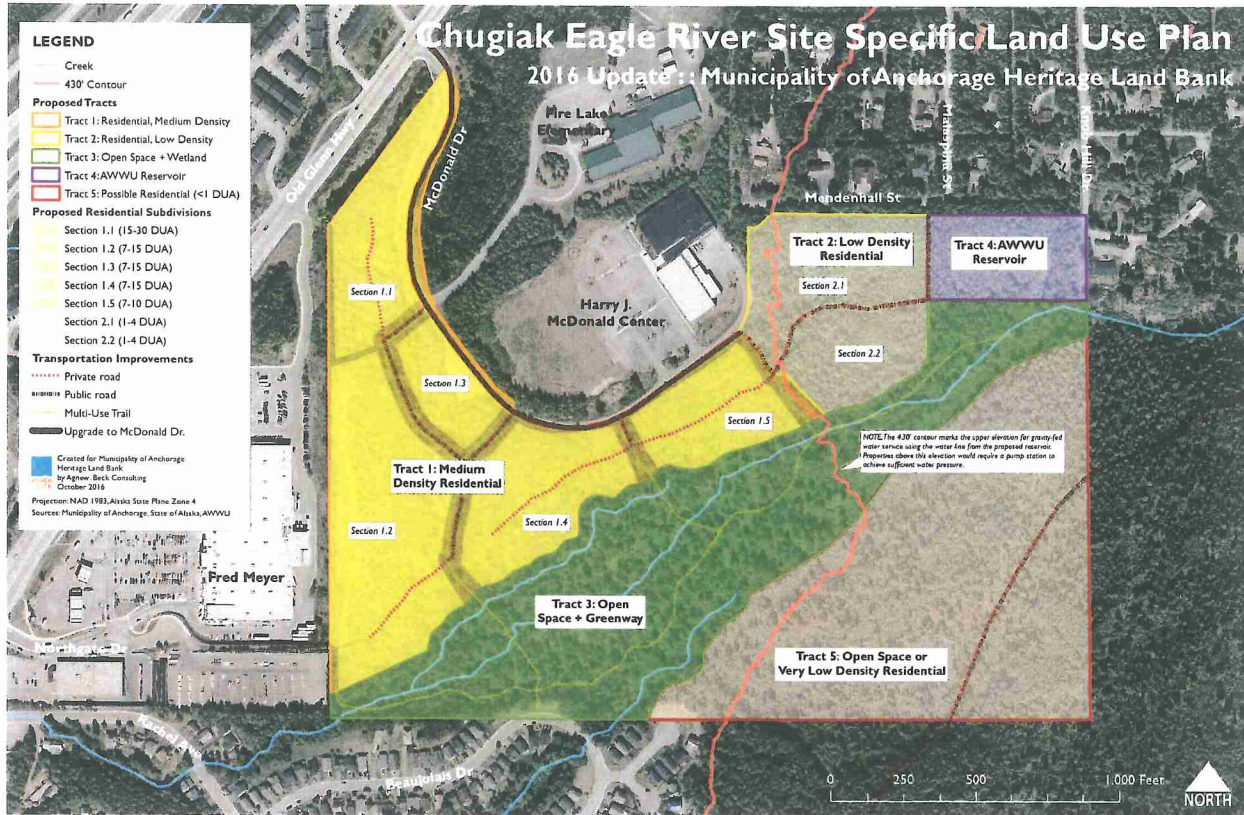


All data courtesy of Municipality of Anchorage.

CHUGIAK-EAGLE RIVER SITE SPECIFIC LAND USE PLAN



2016 UPDATE :: Municipality of Anchorage, Heritage Land Bank



DEVELOPMENT EXAMPLES

<p>Single Family (Low Density) 1-2 Dwelling Units per Acre (DUA)</p>		
<p>Single Family, Duplex (Low Density) 2-4 Dwelling Units per Acre (DUA)</p>		
<p>Duplex, Townhouse (Low-Medium Density) 7-15 Dwelling Units per Acre (DUA)</p>		
<p>Townhouse, Multi-Family (Medium Density) 15-30 Dwelling Units per Acre (DUA)</p>		

2010 Plan Land Use Recommendations



We want to hear from you throughout this process!



Stay informed!

www.hlbcarcreekplan.com



Heritage Land Bank Chugiak Eagle River Site Specific Land Use Plan Update

Public Workshop
Monday, March 21, 2016
7:00 to 9:00 p.m.
Fire Lake Elementary School

MOA, Heritage Land Bank
AWWU
Agnew::Beck



Engage Plan Implement  AGNEW
::BECK

Today's Workshop

7:00 – 7:10	Welcome + Introductions
7:10 – 7:25	HLB Plan Update Overview <i>Heritage Land Bank, Agnew::Beck</i>
7:25 – 7:40	Reservoir Project Overview AWWU
7:40 – 7:45	Explain Tonight's Discussions
7:45 – 8:00	Full Group Discussion <i>Opportunities for Carol Creek greenbelt</i>
8:00 – 8:40	Small Group Discussions <i>2 breakouts, 20 mins for each</i>
8:40 – 9:00	Wrap-up

Heritage Land Bank

A self supporting, non-tax based agency of MOA, with own fund and advisory commission; governed by Title 25, "Public Lands" (AMC 25.40).

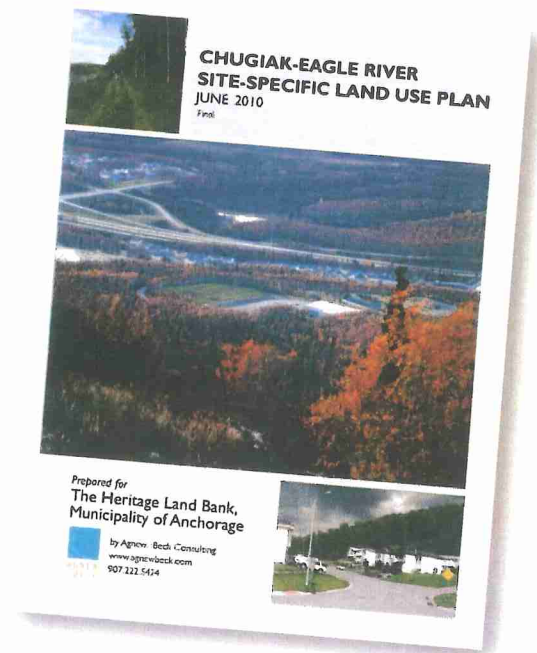
HLB's Mission:

Manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan." (AMC 25.40.010)



Existing Site Specific Land Use Plan

- 4 HLB parcels identified for site-specific plan in 2006 Chugiak-Eagle River Comprehensive Plan
- HLB and Agnew::Beck worked to develop plan
 - Planning process, 2007-2008
 - Approval process, 2009-2010
- Adopted by Anchorage Assembly 2010; now part of Chugiak Eagle River Comprehensive Plan



2010 Plan Goals (Objectives)

- **Protect the character** of the existing low density residential neighborhood.
- Allow for **new residential uses** at densities comparable to the existing, adjoining residential uses.
- Work within constraints and opportunities of **natural setting** : protect Carol Creek and associated wetlands and groundwater resources.
- Establish **development standards** for residential uses, to ensure these are high quality residential areas.
- Retain and improve **opportunities for access to open space, trails** and other outdoor and indoor recreation amenities.
- Develop in accordance with the **Chugiak-Eagle River Comprehensive Plan**.



Chugiak Eagle River Comp Plan Goals

Overall Intent: *Guide future development in Chugiak and Eagle River by balancing opportunities for growth with the community character and natural setting.*

- **Economic Goal A:** Promote economic growth that builds on the area's resources and assets and supports a mix of urban, suburban and rural lifestyles, while providing a range of employment opportunities and an adequate supply of goods and services.
- **Economic Objective E:** Encourage economic development in rural and large-lot suburban zoning districts that enhances rather than conflicts with the rural character and lifestyle of those areas.
- **Environment Goal A:** Ensure that natural systems are protected, maintained and enhanced. Preserve and protect high-value wetlands, stream corridors, aquifer recharge areas and other important natural features.
- **Environment Goal B:** Ensure that development plans adequately address or offset impacts on the environment.
- **Environment Goal C:** Preserve natural drainage ways and ensure that area drainage needs are integrated into development plans.

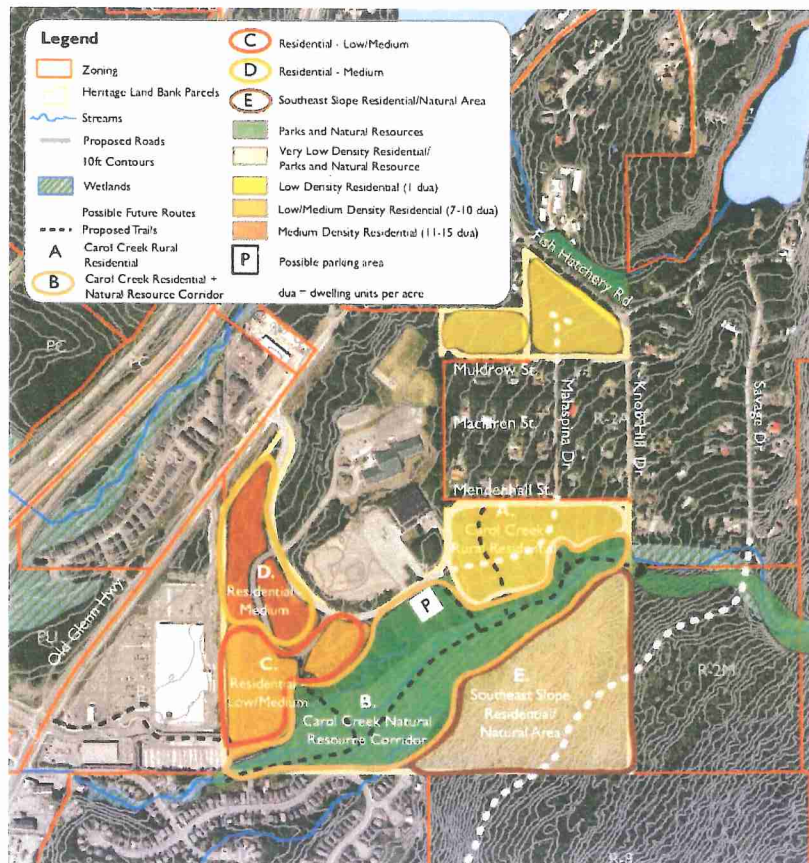


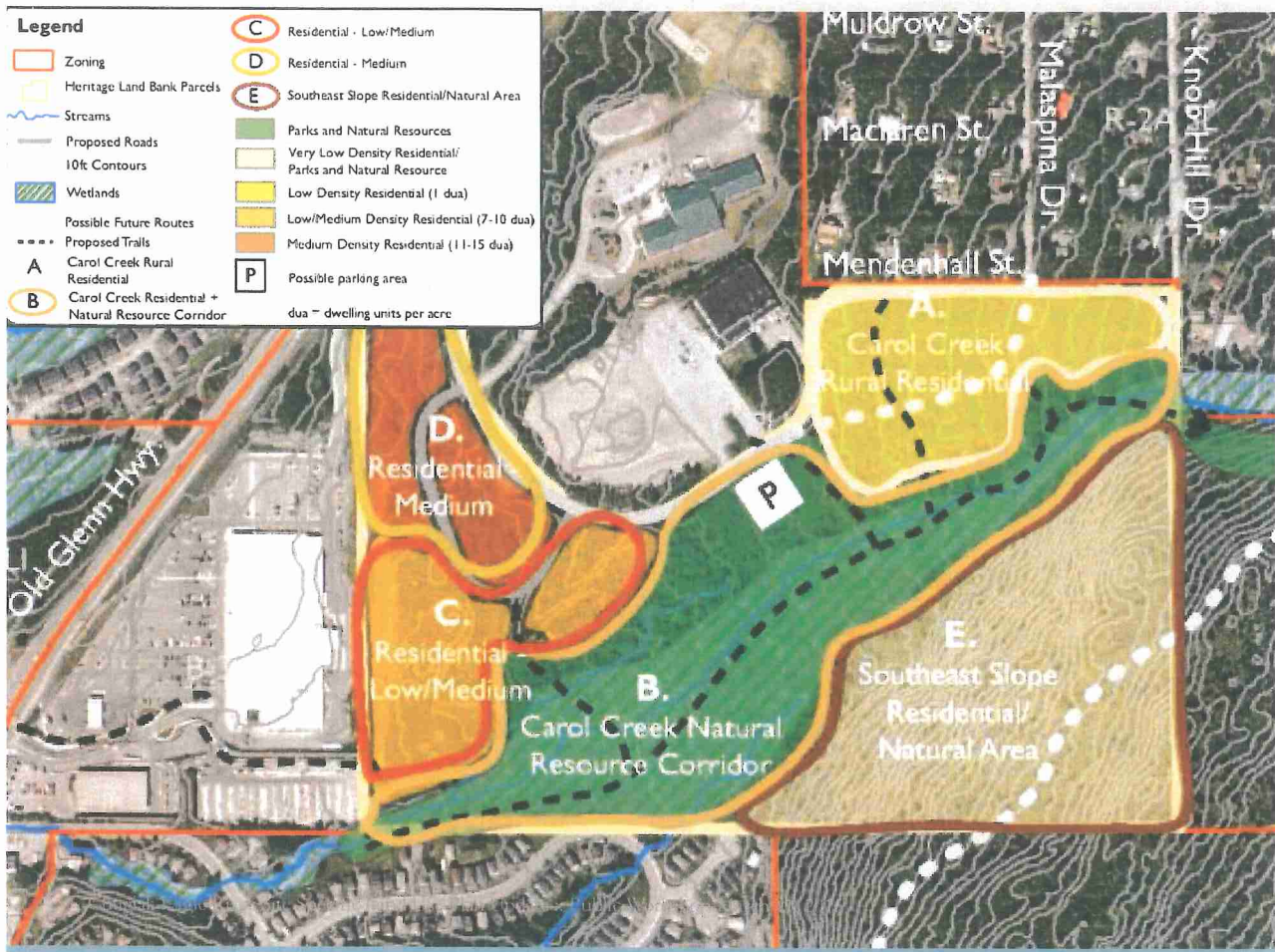
Chugiak Eagle River Comp Plan Goals, cont.d

- **Growth Goal B:** Promote a range of urban, rural, and suburban lifestyles.
- **Growth Goal F:** Encourage the development of a continuous trail network throughout the area that serves both transportation and recreation needs.
- **Housing Goal A:** Manage the supply of residential land in ways that meet the needs of present and future residents, preserve the community character and identity, and take into account community facilities and services. Provide areas of varying residential densities and housing types to meet diverse needs for housing.
- **Housing Objective B:** Support the provision of higher density residential development convenient to employment, commercial centers and major transportation corridors, where such densities are considered appropriate.
- **Housing Objective D:** Ensure residential densities are compatible with current densities in immediate surrounding areas.
- **Transportation Objective G:** Provide connectivity to and between subdivisions where important to accommodate normal and emergency traffic, but minimize cut-through traffic within residential neighborhoods.



2010 Chugiak Eagle River Site Specific Land Use Plan Map





2010 Development Intent (Carol Creek parcel)

Carol Creek Rural Residential (Section A) - 10 ac. | Low Density Residential (1-2 DUA). Develop low density residential compatible with existing neighborhood.

Carol Creek Natural Resource Corridor (Section B) - 26 ac. | Trail Corridor or Natural Area. Retain a substantial open space corridor along Carol Creek, including the creek itself and adjoining wetlands and forested areas.

Carol Creek Residential (Section C) - 8 ac. | Low/Medium Density Residential (7-10 DUA). Residential will be developed at medium density, including 2-3 story attached townhouses and/or small detached single family homes.

Carol Creek Residential (Section D) - 7 ac. | Medium Density Residential (11-15 DUA). Residential will be developed at a medium density in this area. Intent for this area is the same as for Section C above, with the option to raise the density to up to 15 dwelling units/acre.

Southeast Slope Residential/Natural Area (Section E) - 23 ac. | Park and Natural Resources/Very Low Density Residential (< 1 DUA). This parcel is steep, offering excellent views. Development of this parcel will require careful planning to protect environmental quality and character.

Why Update This Plan?

- Plan work completed 7-8 years ago
- Changes in existing conditions (2 parcels on Muldrow sold, developed with houses)
- Changes, updates in the Municipality of Anchorage since plan adopted:
 - Title 21 (Chapter 10, Chugiak-Eagle River)
 - 2012 Housing Study + Future Demand
 - Mayor Berkowitz, AEDC housing initiatives
- Proposed AWWU reservoir project



Anchorage Plans + Priorities

2012 housing market study

- Municipality has housing shortage:
 - Projected capacity for new housing is half of projected demand: short by 8,800 units
 - Housing prices (renting and buying) remain high: average home price was \$360,965 in 2015
 - Short-term slowdown, but long-term growth forecasted
- Demand for diverse housing types
 - More single adults, aging population may want smaller homes in the future
 - People interested in housing close to work, school, recreation and social opportunities
- Eagle River has more available land, but infrastructure challenges for development



Anchorage Plans + Priorities

- Mayor Berkowitz housing initiative
 - Encourage new housing development
 - Ensure Anchorage families, workers have choices of quality, reasonably priced housing
- Anchorage Economic Development Corporation (AEDC) Live. Work. Play
 - Lack of affordable, available housing makes it challenging to attract and keep qualified workers
 - 68% of workers surveyed said housing in the city is too expensive!



520 Water Reservoir Site Acquisition Project

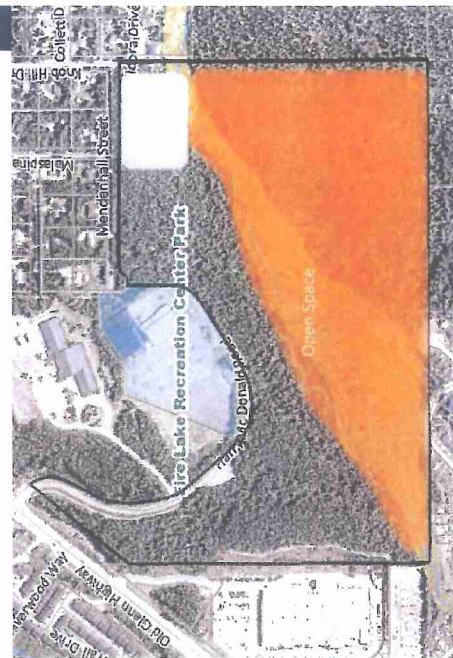
Public Workshop #1

March 21, 2016



AWWU requests to purchase part of Recreation Center Tract B4

- Future Use Reservoir (water tank) Site
- Site criteria
 - 3.46 Acres
 - Elevation at 490 feet above sea level
 - Close to AWWU piping
- Site acquisition ahead of reservoir Design
 - Planning
 - Budgeting
 - Reservoir design ~ 5 to 10 years away



Additional water storage is required in Eagle River

- Storage Criteria
 - Address fluctuations in operating demand; and
 - Fight 2 fires in varying geographic regions
 - or
 - 3 days of emergency storage
- System does not meet this criteria today
 - Current Storage = 3.5 Million Gallons
 - Need today = 6.2 Million Gallons
 - 2032 Projection = 8.1 Million Gallons





Path forward

- Completion of Land Use Plan ~ Winter 2017
- Property Platting – Spring/Summer 2017
- Actual Property Transfer – Summer 2017
- Reservoir Design/Construction ~ 5 to 10 years out



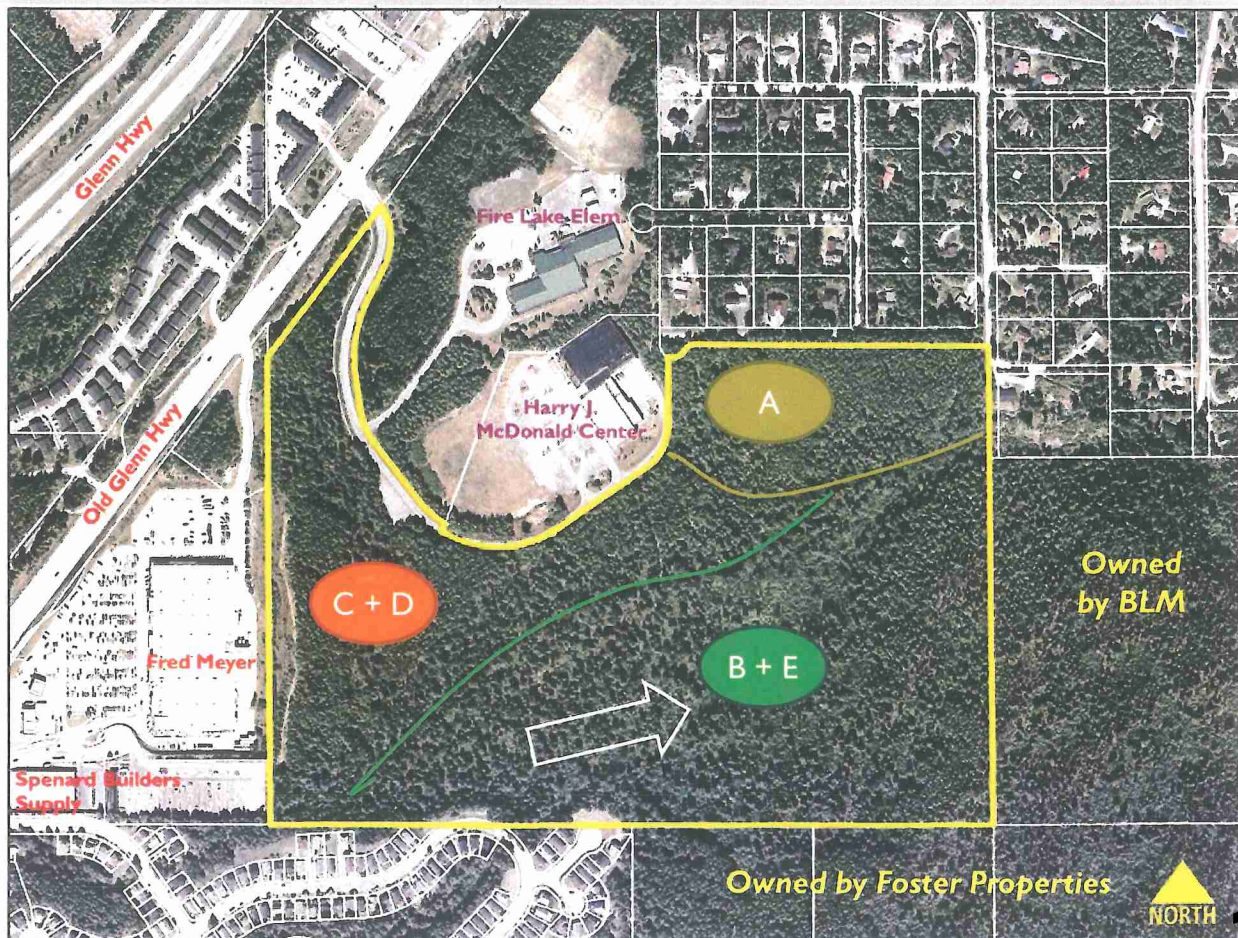
Goals for Tonight's Workshop

- Review the existing plan goals, land use recommendations
- Identify changes in existing conditions
- Review specific recommendations for five sections of Carol Creek parcel (A-E)
- Discuss issues and opportunities at each
- Gather public feedback on options for Carol Creek parcel

Full Group Discussion

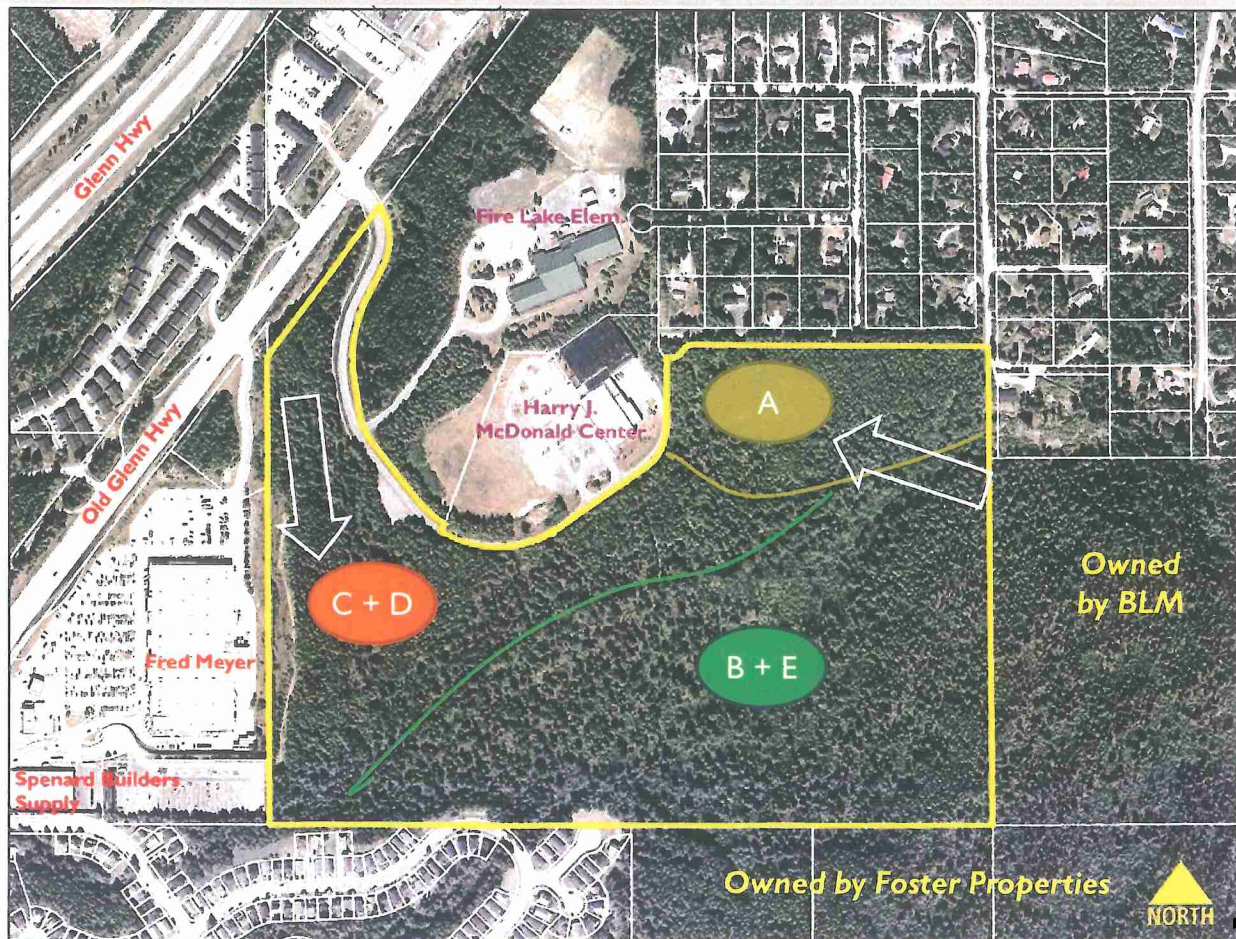
Carol Creek Greenbelt: “B” and “E”

- Carol Creek runs diagonally through property, wetlands corridor
- Southeast section of property includes steep slopes
- Next to BLM property (east), neighborhood and private properties (south)



Breakout Discussions

- Split up the group evenly
- Two breakout groups:
 - Breakout 1: North section, at Mendenhall (**A**)
 - Breakout 2: West section, at Fred Meyer + Old Glenn Hwy. (**C** and **D**)
- Spend **20** minutes in each breakout group
- **Switch groups!**
- Spend **20** minutes in other breakout
- Wrap-up + share discussion at end of meeting



Wrap-up: Discussion Themes

- Overall plan goals
- *Full Group*: Carol Creek Greenbelt (**B** and **E**)
- *Breakout 1*: North section (**A**)
- *Breakout 2*: West section (**C** and **D**)



Timeline + Public Engagement Plan

Date	Event or Deliverable
Spring 2016	<ul style="list-style-type: none"> • Brief presentations to community councils • Development scenarios feasibility study
Summer 2016	<ul style="list-style-type: none"> • Prepare draft plan • Internal agency review of plan
September – October 2016	<ul style="list-style-type: none"> • Publish Plan Update, Public Review Draft • Brief presentations to community councils • Collect public feedback on draft plan • Public Event #2: Open House for draft plan
Fall 2016 – Winter 2017	<ul style="list-style-type: none"> • Revise plan based on public feedback • Publish Plan Update, Public Hearing Draft • Carry Plan through approval process



Plan Approval Process

Review Agencies (in order of approvals)

MOA agencies and related bodies do not approve plans, but provide input and recommendations based on potential impacts to them:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Public Works • Traffic • Parks and Recreation • Planning (Current + Long Range) • Private Development | <ul style="list-style-type: none"> • Police Department • Fire Department • Anchorage School District • AWWU |
|---|---|

1. Heritage Land Bank Advisory Commission
2. Chugiak Eagle River Advisory Board
3. Anchorage Planning & Zoning Commission
4. Anchorage Assembly



Contact the Team!

Public Comments:
comments@hlbcarolcreekplan.com

Nicole Jones-Vogel, HLB Land Management Officer

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Brian Baus, AWWU Planning and Development Services Manager

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 (907) 564-2765

Anna Brawley, Senior Associate/
 Project Contact, Agnew::Beck

anna@agnewbeck.com
 (907) 222-5424



**Geophysical Report
Carol Creek Resistivity
Heritage Land Bank
Eagle River, Alaska**

August 2016

Submitted To:
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By:

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E-mail: tmk@shanwil.com

32-1-02532

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3.0 SUBSURFACE EXPLORATIONS.....	2
4.0 SUBSURFACE CONDITIONS.....	2
5.0 CLOSURE/LIMITATIONS.....	3

FIGURES

- 1 Vicinity Map
- 2 Site Plan
- 3 Resistivity Profiles Lines 1 & 2

APPENDIX

- A Important Information About Your Geotechnical/Environmental Report

**GEOPHYSICAL REPORT
CAROL CREEK RESISTIVITY
EAGLE RIVER, ALASKA**

1.0 INTRODUCTION

This report presents the results of Earth Resistivity Imaging (ERI) conducted by Shannon & Wilson, Inc. for the Carol Creek site in Eagle River, Alaska. The purpose of the study was to estimate the depth to bedrock, if present, along two prominent ridges. To accomplish this, we conducted two dipole-dipole resistivity lines along two ridgelines within the project limits. Presented in this report are descriptions of the site and project, survey procedures, and an interpretation of the survey results.

Authorization to proceed with this work was received in the form of a signed proposal by Mr. Mike Krueger of the Municipality of Anchorage on July 20, 2016. Our work was generally performed according to our July 20, 2016 proposal.

2.0 SITE AND PROJECT DESCRIPTION

The project is located south of Harry McDonald Road and east of the Old Glenn Highway behind Fred Meyer in Eagle River, Alaska. At the time of this report, the parcel was undeveloped. The site contained a few game or hiking trails and a small homeless camp. Vegetation at the site included birch and spruce trees, willows, devil's club and other small shrubs and grasses. The site topography consists of a basin that is gently undulating with two prominent ridges, one extending north-south on the east side of the parcel, and the other extending north-south on the west side of the parcel. A vicinity map indicating the general project location is presented as Figure 1. A site plan, included as Figure 2, shows prominent site features and the approximate ERI line locations.

We understand that the overall project goal is residential development of the site. The depth of bedrock will be a significant factor in the cost analysis for re-grading the site.

3.0 SUBSURFACE EXPLORATIONS

Subsurface explorations consisted of conducting two ERI lines, designated Line 1 and Line 2 at the site on August 3 and 4, 2016. The ERI lines were 710-feet (216.55-meters) in length and utilized 72 electrodes at 10-foot (3.05-meter) spacing. The survey was conducted using an Iris Syscal R1 resistivity meter in the multiple electron configurations. The survey was conducted as a dipole-dipole resistivity survey, and electrode pairs were analyzed for 30 depth levels. A minimum of three resistivity measurements were taken for each electrode pair, if measurement error was less than 1 percent the measurements would stop, if error was greater than one percent readings would continue until the error was below the threshold, or to a maximum of six readings.

ERI lines were positioned in the field using a handheld GPS unit accurate to approximately 10 feet. Elevation profiles for the ERI lines were created using the end line coordinates from the GPS, and LiDAR data from the Municipality of Anchorage with a vertical resolution of 1 foot. Therefore, line locations and elevations should be considered approximate.

Data collected during the survey was post processed using Prosys II software from Iris instruments. Data points that did not meet data quality objectives were removed prior to processing. The data was analyzed using RES2DINV from GeoTomo Software. The data inversion utilized a least-squares inversion technique and the models for each line converged to an error of less than 10 percent. Graphical representation of the resistivity sections are presented on Figure 3.

4.0 SUBSURFACE CONDITIONS

The subsurface conditions as they relate to the electrical resistivity of the site are depicted graphically on Figures 3. In general, the both ridgelines observed relatively high resistivity values near the ground surface, likely associated with relatively dry, coarse grained soils (sand, gravel and cobbles) to 5 to 15 feet below ground surface (bgs). Below this layer on each ridgeline, relatively uniform, moderately low to low resistivity readings were encountered to the bottom of our model, approximately 60 feet bgs. These readings are likely associated with fine grained soils, or soils containing significant silt or clay content. They may also be indicative of increasing moisture content.

An anomalous zone of high resistivity was seen on Line 1 at approximately 260 feet along the line and at an elevation of 335 feet. There are several possible reasons for this zone including the presence of a glacial erratic (large boulder), a void, an isolated pocket of permafrost, or a small cluster of bad data points. Further investigation (i.e. drilling) would be required to refine our interpretation of this feature.

Based on research of the project site, it is anticipated that bedrock in the area consists of metamorphic rocks from the greenschist and epidote-amphibolite facies. While resistivity values observed at the site at depth could fall into the low end of accepted resistivity values for these rock types, it is likely that bedrock is deeper than the observed ERI section. Typical values of metamorphic rocks range from approximately 600 to greater than 10,000 ohm-meters. While we do not anticipate bedrock in the near surface at the area, advancement of borings in the area to verify soil conditions and ground truth our model could lead to greater refinement of and confidence in our interpretation.

5.0 CLOSURE/LIMITATIONS

This report was prepared for the exclusive use of our client and their representatives for evaluating the site as it relates to the geotechnical aspects discussed herein. The analyses and conclusions contained in this report are based on site conditions as they presently exist.

The geophysical field measurements, data reduction, and data presentation contained in this report, have been conducted in accordance with generally accepted techniques. Geophysical measurements are generally used as an indication of site conditions to aid in the planning of other exploratory techniques. Conditions may differ from those indicated by the geophysical measurements for various reasons that cannot be determined at the time the measurements are made.

Unanticipated soil conditions are commonly encountered and cannot fully be determined by geophysical methods. Such unexpected conditions frequently require that additional expenditures be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs. Shannon & Wilson has prepared the attachments in Appendix A *Important Information About Your Geotechnical/Environmental Report* to assist you and others in understanding the use and limitations of the reports.

Copies of documents that may be relied upon by our client are limited to the printed copies (also known as hard copies) that are signed or sealed by Shannon & Wilson with a wet, blue ink signature. Files provided in electronic media format are furnished solely for the convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, or you question the authenticity of the report please contact the undersigned.

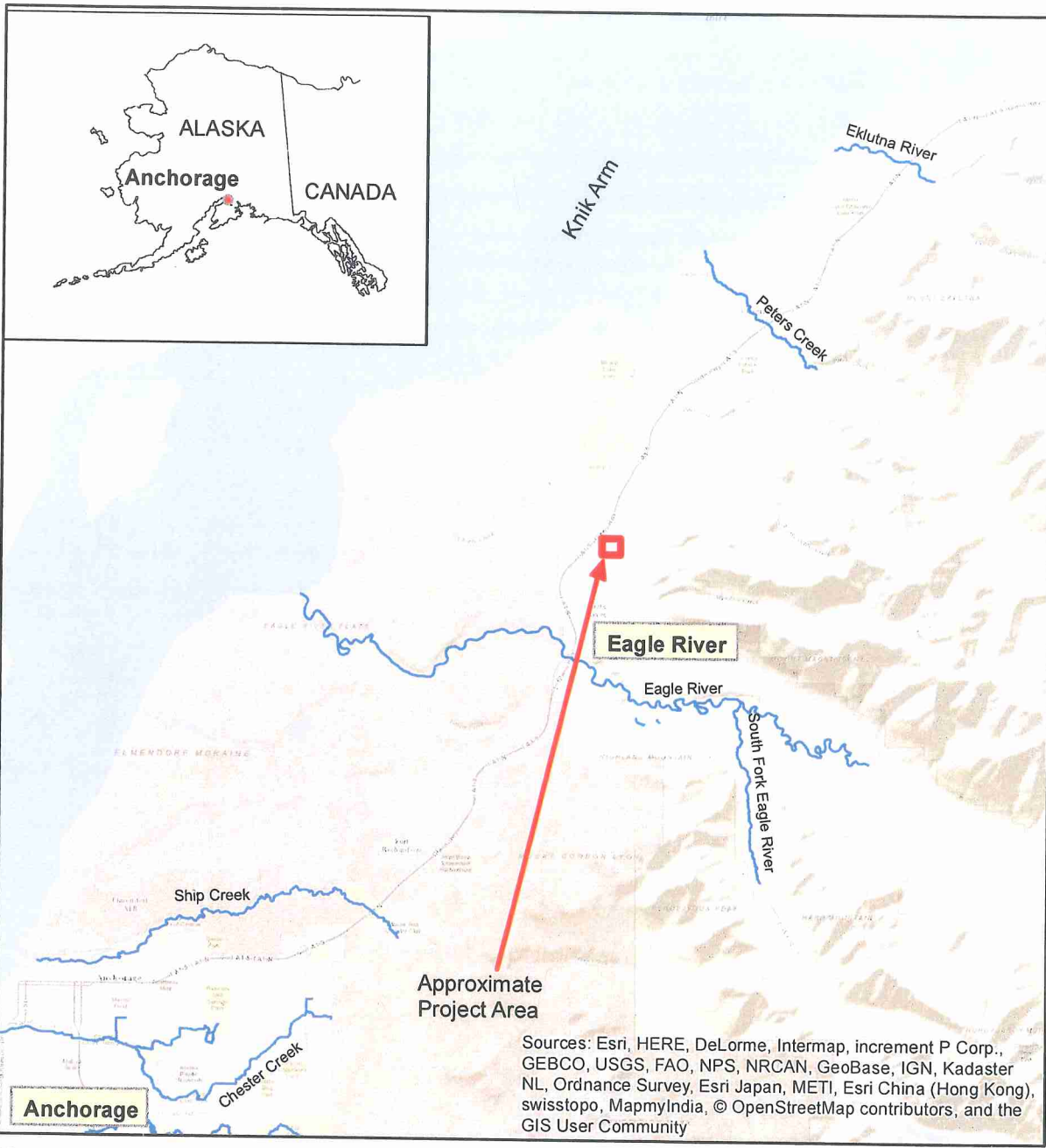
We appreciate this opportunity to be of service. Please contact the undersigned at (907) 561-2120 with questions or comments concerning the contents of this report.

SHANNON & WILSON, INC.

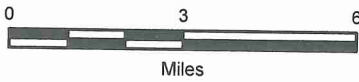



Thomas Keatts, PE
Geotechnical Engineer IV

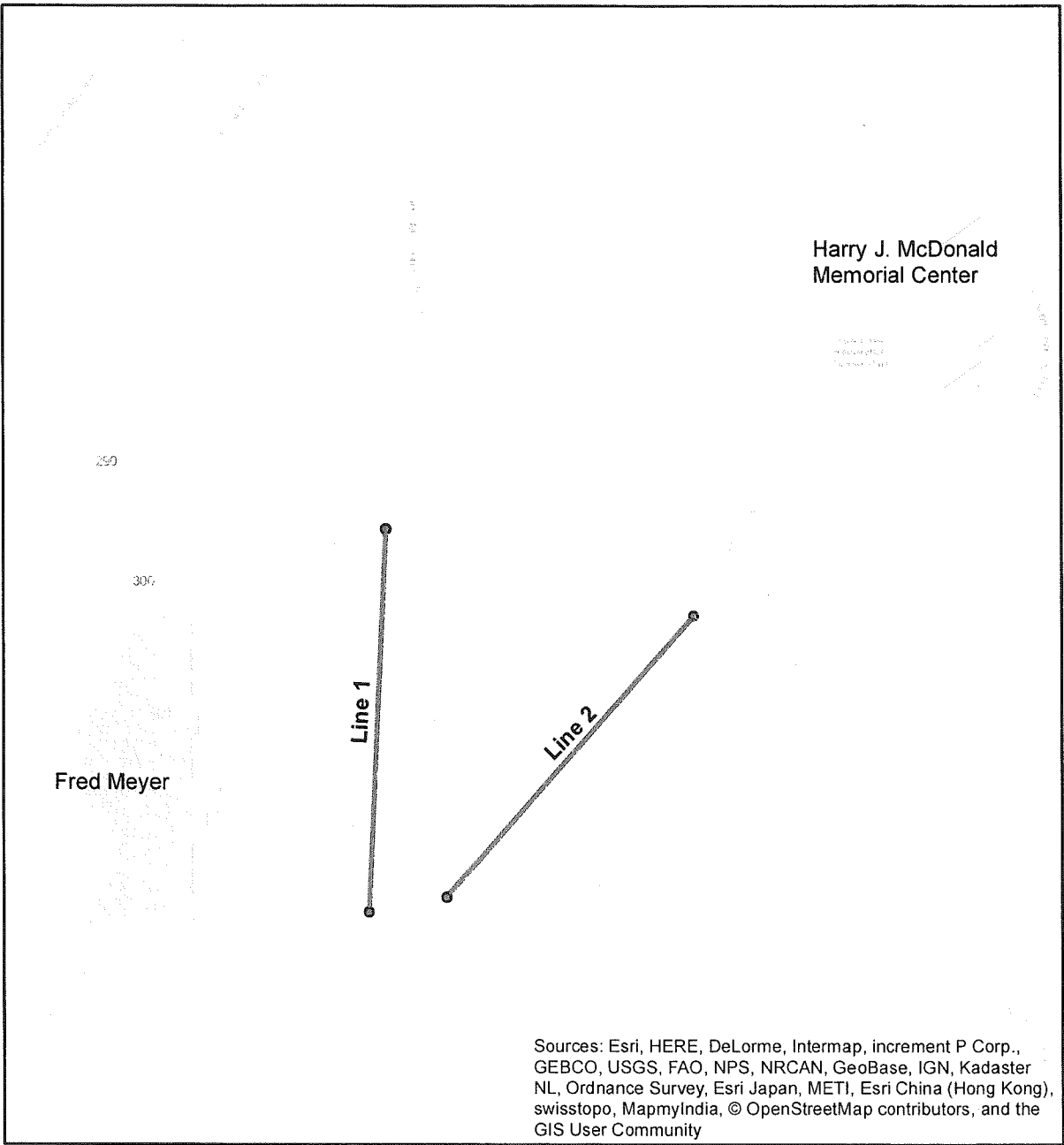
TMK:KLB



Map adapted from files provided by the Municipality of Anchorage, Geographical Information Systems website





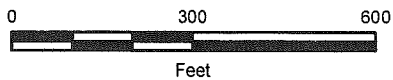
Carol Creek HLB Resistivity Survey Eagle River, Alaska	
VICINITY MAP	
August 2016	32-1-02532
 SHANNON & WILSON, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS	FIG. 1




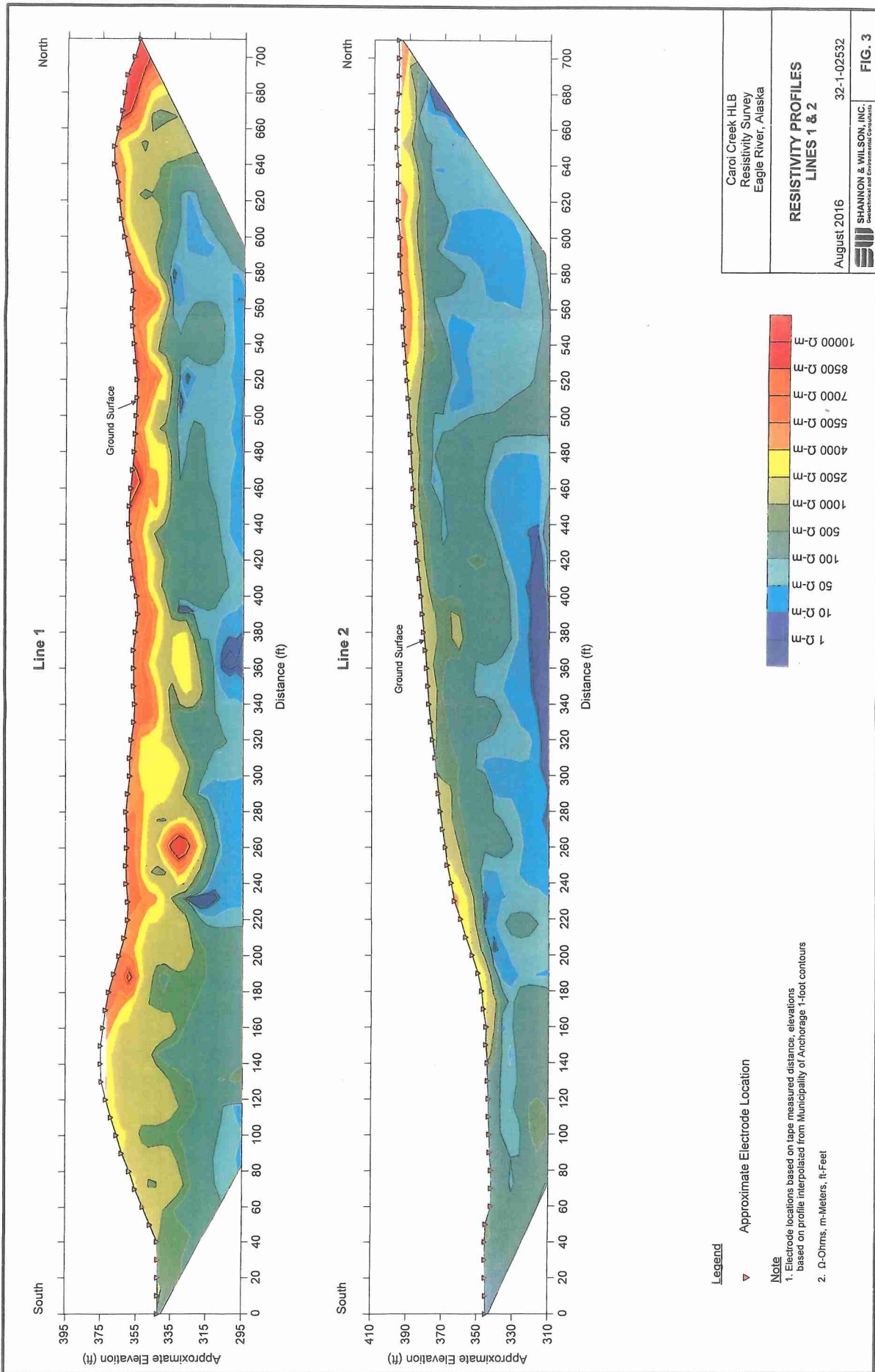
Map adapted from files provided by the Municipality of Anchorage, Geographical Information Systems website

Legend

-  Approximate Location Of Resistivity Line 1, Conducted August 2016.
-  5-Foot Contours Provided By The Municipality of Anchorage



Carol Creek HLB Resistivity Survey Eagle River, Alaska	
SITE PLAN	
August 2016	32-1-02532
 SHANNON & WILSON, INC. GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS	FIG. 2



APPENDIX A

**IMPORTANT INFORMATION ABOUT YOUR
GEOTECHNICAL/ENVIRONMENTAL REPORT**



Date: August 2016
To: Heritage Land Bank, Carol Creek Resistivity,
Eagle River, Alaska

IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL/ENVIRONMENTAL REPORT

CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include: the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used: (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors which were considered in the development of the report have changed.

SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events, and should be consulted to determine if additional tests are necessary.

MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland

Technical Memorandum

DATE: Thursday, July 30, 2015

TO: Steve Nuss, P.E, AWWU Capital Program Manager, Engineering Division

THRU: Rodney P. Kenny, Jr., P.E, RPKA

FROM: Shawn Florio, PE, PMP, HDR Alaska, Inc.

SUBJECT: Eagle River 520 Reservoir Storage Facility Siting Analysis

Executive Summary

This memorandum provides a summary analysis of the rationale for siting a 3-million-gallon (MG) water reservoir on 3.5 acres located on the northeastern corner of Tract B4 – Recreation Center Subdivision. The analysis was completed for Anchorage Water and Wastewater Utility (AWWU) at the request of Heritage Land Bank (HLB), which owns Tract B4. This memorandum relies on additional detailed evaluations that are provided as Attachment A: Technical Memorandum on Potential Proximity Damages for the Proposed 520 Reservoir, and Attachment B: Eagle River 520 Reservoir Site Acquisition Evaluation.

The *2012 Anchorage Water Master Plan* (AWWU 2012) recommends adding a water storage reservoir to the Eagle River distribution system – at the 520-foot hydraulic grade elevation (HGL) – to serve the future operational and fire storage requirements for the western Eagle River townsite area and Powder Reserve development. Storage is needed to mitigate operational risks associated with pressure surges and to reduce long-term capital and operating costs.

Standard engineering methods were used to determine the size (3.0 MG) and configuration of the storage reservoir. The resulting conceptual site plan calls for 3.5 acres, which is consistent with other operating reservoirs in the AWWU system and allows for expansion of another 3.0 MG as future needs determine.

The proposed site is one of only two sites identified with up to 3.5 acres of available undeveloped land at the elevation required for operation at 520 HGL. One of those sites is distant from the distribution system and does not meet many siting criteria. However, the proposed site on Tract B4 meets all of the requirements.

The ability to limit – or screen – the visibility of the reservoir is often a driving factor for siting. HDR Real Estate professionals conducted an analysis to determine if the proximity of the proposed water reservoir tank facility would devalue the remaining subdivision properties. A review of available local data indicated that there is no statistically significant difference in market values of homes due to nearby water reservoirs.

HLB's land use plan for the proposed location recommends that it be developed as low-density residential. The proposed site could therefore be effectively screened using existing vegetation

Reservoir	Pipe Size (in)	Type of Tank	Tank Size (MG)	Tank Dia (ft)	Tank Height (ft)	Ops Bldg Dim (ft)	Site Area (acre)	Access Road Width (ft)
Eagle River	12	Steel	0.5	54	35	20 x 24	3.0	15
SAMS	12	Steel	0.5	60	25	18 x 11	2.4	20
Bella Vista	12	Steel	1.3	94	28	16 x 28	0.8	20
Turnagain	12	Steel	1.3	94	27	30 x 18	0.7	20
Meadow Creek	16	Steel	3.0	133	38	20 x 24	3.0	15
Elmore	24	Concrete	5.0	173	33	30 x 30	1.9	30
Kincaid	24	Steel	5.5	178	35	28 x 54	9.0	30
Service	30	Steel	10.0	209	50	30 x 22	6.7	30

Reservoir Site Alternatives

Key criteria have been used to screen alternatives and select the proposed reservoir site location, including:

- **Ground Elevation:** The reservoir should be sited on properties located between elevations 480 and 520 in order to maintain 50–100 psi in the 520-HGL zone.
- **Site Availability:** To be considered viable, sites of the required size must be available for purchase and preferably undeveloped.
- **Proximity to the Pressure Zone:** As indicated above, distribution storage creates capital and operational efficiencies. The distribution area for the 520 reservoir includes the area in north Eagle River currently being served by AWWU, as well as those growth areas that are expected to be served (Powder Reserve and the lower portion of the Recreational Center Subdivision).
- **Proximity to Large-Diameter Water Mains:** The reservoir site should be located close to an existing water main with adequate hydraulic capacity (i.e., size) in order to avoid additional length, logistics, and costs associated with construction and operation.
- **Topography:** Steep terrain is generally not suitable due to typically shallower bedrock and increased construction costs.
- **Visibility and Public Perception:** Visibility often drives public perception in the siting of water reservoirs. It is AWWU's reservoir design policy to provide visual screening and buffers between the reservoir working area and the reservoir property boundary. Therefore, the ability to minimize visibility enhances the overall viability of the site.

Figure 1 illustrates that there are only two undeveloped properties that are between 480 and 520 feet in elevation and of sufficient size to site the 520 reservoir. The site shown on the north end of HGL 520 is of suitable size and elevation. However, this northern location is not a preferred site because:

- It is not located close to the distribution area defined above.
- Its relatively remote location would make it difficult and expensive to permit and construct a pipeline connection to the nearest water transmission main.

The proposed location shown on the northeastern portion of Tract B4 – Recreation Center Subdivision owned by the HLB does, however, meet all of the selection criteria. In addition to

AWWU with stable water pressure, adequate fire flow protection, and normal water supplies during emergency situations (e.g., power outages). Second, should the 520 reservoir be developed prior to build-out of the subdivision, the planned 24-inch water line would provide HLB with added value during the sale of the property to the developer. If the subdivision is developed before construction of the reservoir, AWWU would likely pay the difference in costs between the 24-inch line required for the reservoir and the smaller line that the developer would install.

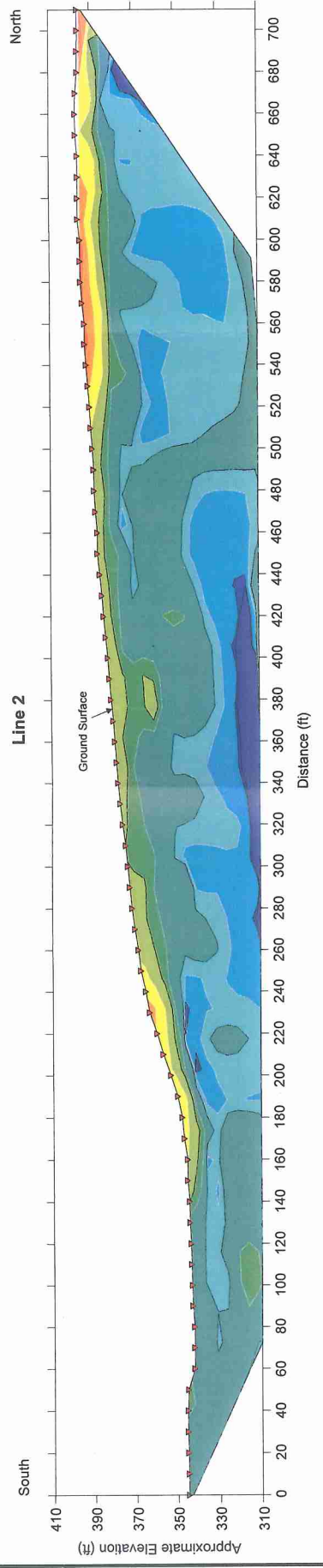
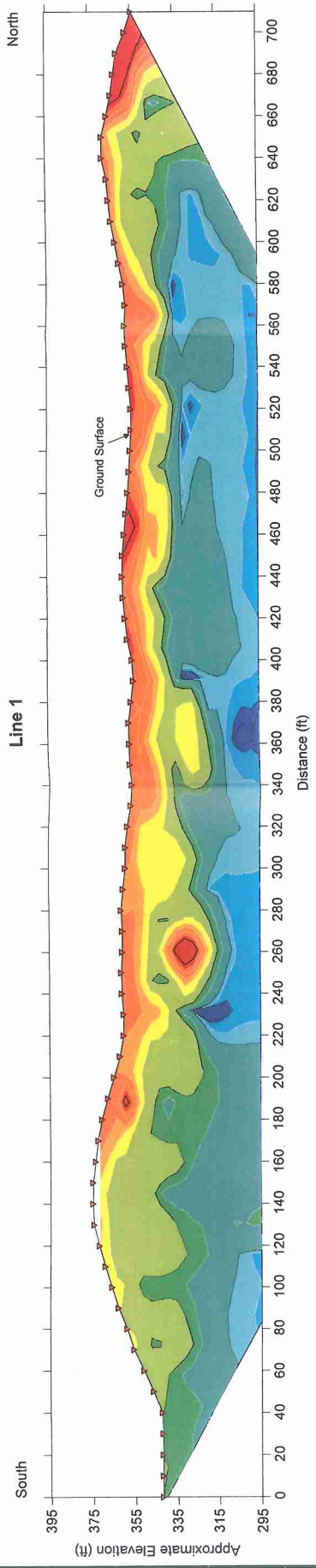
References

AWWU (Anchorage Water and Wastewater Utility), 2012. *2012 Anchorage Water Master Plan*, December 2012.

AWWU, 2014. Technical Memorandum on Eagle River 520 Reservoir Site Acquisition Evaluation, June 4, 2014.

HLB (Heritage Land Bank), 2010. *Chugiak-Eagle River Site-Specific Land Use Plan (Final)*. Prepared by Agnew:Beck Consulting.

McDowell Group and ECONorthwest, March 2012. *Anchorage Housing Market Analysis*. Appendix C: Anchorage Forecast for Housing Demand, 2010 – 2030. Prepared for the Municipality of Anchorage, Planning Department.

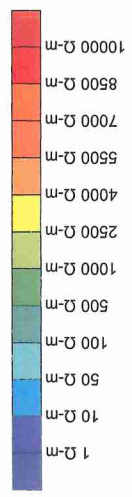


Legend

▼ Approximate Electrode Location

Note

1. Electrode locations based on tape measured distance, elevations based on profile interpolated from Municipality of Anchorage 1-foot contours
2. Ω -Ohms, m-Meters, ft-Feet



Carol Creek HLB
Resistivity Survey
Eagle River, Alaska

**RESISTIVITY PROFILES
LINES 1 & 2**

August 2016

32-1-02532



FIG. 3

