

Application for Zoning Map Amendment

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



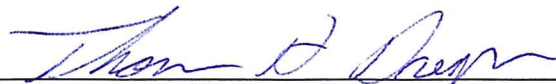
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Nord De La Chelsea, LLC (Wilcox, Walter)		Name (last name first): S4 Group, LLC (Dreyer, Tom)	
Mailing Address: PO Box 90834		Mailing Address: 124 E 7th Avenue	
Anchorage, AK 99509		Anchorage, AK 99501	
Contact Phone – Day: 907-561-5262	Evening:	Contact Phone – Day: 907-306-8104	Evening:
Fax:		Fax:	
E-mail: wjwilcoxii@gmail.com		E-mail: tom@s4ak.com	

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

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 012-351-88-000		
Site Street Address: W Dimond Blvd & Arlene St., Anchorage, AK		
Current legal description: (use additional sheet if necessary) Tract 1, Emerald Subdivision (Plat 2017-84)		
Existing Zoning: R2-M	Acreage: 6.207	Grid #: SW2327
Proposed Zoning: R-3A		
Existing use: Vacant	Proposed use (if any):	

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


Signature ☐ Owner ☒ Representative Date
(Representatives must provide written proof of authorization)

Thomas H. Dreyer

Print Name

Accepted by: DRW	Poster & Affidavit: 4+1	Fee: 10,802.30	Case Number: 2018-066	Requested Meeting Date: 07/09/18
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☐ Rural

Anchorage 2020 Major Elements - site is within or abuts:

- ☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit-supportive development corridor ☒ District/area plan area: West Anchorage Planning Area

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- ☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

- ☐ Rezoning - Case Number:
☒ Preliminary Plat ☒ Final Plat - Case Number(s): S-12316
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS

- 1 copy required: ☐ Signed application (original)
☐ Ownership and beneficial interest form
- 35 copies required: ☐ Signed application (copies)
☐ Signatures of other petitioners (if any)
☐ Map of area to be rezoned
☐ Map of area surrounding proposed rezoning, including zoning and existing uses
☐ Narrative statement explaining:
 - ☐ need and justification for the rezoning
 - ☐ the proposed land use and development
 - ☐ the probable timeframe for development
 - ☐ an analysis of how the proposal meets the rezoning criteria on page 3 of this application☐ Summary of community meeting(s)
☐ Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

Supplemental Form: *OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE*

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Nord de la Chelsea, LLC		PO Box 90834, Anchorage, AK 99509
Fish Creek, LLC		PO Box 90834, Anchorage, AK 99509
Walter Wilcox II	Member	PO Box 90834, Anchorage, AK 99509
Yelizaveta Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Sophia Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Janna Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Darla Wilcox	Member	PO Box 90834, Anchorage, AK 99509

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Nord de la Chelsea, LLC		PO Box 90834, Anchorage, AK 99509
Fish Creek, LLC		PO Box 90834, Anchorage, AK 99509
Walter Wilcox II	Member	PO Box 90834, Anchorage, AK 99509
Yelizaveta Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Sophia Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Janna Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Darla Wilcox	Member	PO Box 90834, Anchorage, AK 99509

Attach this sheet to your application form


Accepted by:	Date	Application for	Case Number
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Supplemental Form: *ADDITIONAL PETITIONERS*

ADDITIONAL PETITIONERS:

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: Re-zone to R-3A

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	Nord de la Chelsea, LLC	Tract 1 Emerald Subdivision
2.	Walter Wilcox II	Tract 1 Emerald Subdivision
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Attach this sheet to your application form

Accepted by:	Date	Application for	Case Number
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S4

PLI

TRACT A-1
CHICKEN EMBROID-MEARS SCHOOL

R-2M

**PROPOSED
REZONE**

S4
Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
Thomas H Dreyer, P.L.S.
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@S4AK.com

Rezone from R-2M to R-3A
Tract 1 Emerald Subdivision

Checked by: THD

Drawn by: cb

Scale 1" = 500'

Grid SW2327

Job 2016-68

Field Book:

Plat 2017-84

Date: 1/10/2018

April 4, 2018

Letter of Authorization

Tract 1, Emerald Subdivision

On behalf of Nord de la Chelsea, LLC, owners of the property, by signing below we are authorizing the S4 Group, LLC to represent us before the Municipality of Anchorage in our request for a rezoning of the property listed below. The property is approximately 6.2 acres in size and is located in the northeast corner of Dimond Blvd. & Arlene Street.

The current legal description of the property is as follows:

Tract 1, Emerald Subdivision, as per plat 2017-084, Anchorage Recording District, Alaska.

Signature:  Walter J. Wilcox, authorized signer for Nord de la Chelsea, LLC

date: 4/13/18



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

May 1, 2018

Re-zoning Application Narrative for:

Tract 1, Emerald Subdivision

Proposal

This rezoning application is for a 6.2 acre parcel of land at the northeast corner of Dimond Boulevard and Arlene Street. The legal description is Tract 1, Emerald Subdivision. For convenience sake, this rezoning effort will be known as simply, Emerald. The site is bordered by Dimond Boulevard to the south, Arlene Street to the west, Emerald Hills Park to the east, and a multi-family residential neighborhood to the north. This area is currently zoned R-2M, and our proposal is to rezone this parcel to R-3A. Our proposed R-3A zoning would allow a mixed-use development of residential units and retail/office space. The office/retail space is limited to certain local neighborhood related categories as outlined in Title 21. An example of allowed uses in the R-3A district are; mixed-use dwellings, child care, health services, police sub-station, fitness centers, offices for professionals or business, convenience store, retail, coffee shops, yoga/fitness gym, etc.

Standards in the R-3A district include enhanced sidewalk options, building placement and orientation standards. View-planes from surrounding neighborhoods are protected by Title 21's section on "Height Transitions for Neighborhood Compatibility". Emerald is within the West Anchorage District Plan.

Need and justification for the rezoning:

The need for housing in Anchorage in all areas is outline in many MOA studies and documents and are further articulated in the following responses.

The proposed land use and development:

The proposed rezoning will allow the development of apartments and condominiums, in a mixed-use configuration with office/retail.

The probable timeframe for development:

The timeframe for development of this parcel is from one to five years, depending on economic conditions.

Rezoning Map Amendment Standards

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.

This rezoning will benefit the best interest of Anchorage citizens who are looking to downsize from larger single family homes, and for those homebuyers just looking for a more modern, efficient and smaller footprint for their living space. The public health, safety and general welfare is promoted by the proposed development complying with all of the stringent current codes enforced, such as the new Title 21 and the Design Criteria Manual.

2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan maps(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)

Emerald conforms with the Comprehensive Plans of Anchorage.

Anchorage 2040 Land Use Plan

Emerald conforms to the Anchorage 2040 Land Use Plan (2040 LUP) that was recently approved and adopted on September 26th, 2017 by Assembly Ordinance 2017-116. The introduction of this plan on the inside cover states:

“The Anchorage Bowl has urbanized and evolved since we adopted Anchorage 2020—Anchorage Bowl Comprehensive Plan in 2001. New challenges demand that Anchorage become more resilient and better prepared for mid-21st century realities, including lower oil production revenues and state spending, as well as fostering new opportunities for economic development and resilience.

The 2040 LUP recognizes these community changes and sets the stage for future growth, development, and sustainability. Additionally, many Anchorage neighborhoods have adopted plans or are working on plans. These include East and West Anchorage, Downtown, Government Hill, Fairview, Hillside, the UMED District, Mountain View, South Addition, and Spenard.

The 2040 LUP incorporates analysis of Anchorage demographics and projected growth, current and future economic changes, current land uses, and future land capacity. These required elements of our Comprehensive Plan inform the policies and strategies contained within the plan.

To ensure efficient and equitable growth within our limited geographic area, Anchorage must maximize land use efficiencies while protecting and enhancing valued neighborhood characteristics and natural resources.”

The R-3A zoning for this parcel fulfills the goals of the 2040 LUP by utilizing efficiencies for the land use and creating a land use that will be of benefit to the local community while providing much needed housing units for Anchorage's growing population while also protecting the natural resources according to the latest MOA standards and regulations that define the R-3A zoning district.

To continue, on page 10 of the 2040 LUP there is a discussion on housing space needs:

"Housing Space Needs

As Figure 1-7 illustrates, the Anchorage Bowl has an identified need for 21,000 new residential units to meet the base case forecast population growth through 2040. For a comparison, this is roughly the amount of housing existing today in all of Northeast Anchorage including Russian Jack Park, Northeast, and Scenic Foothills Community Councils. The 21,000 new households translate into a need for an average net gain of 840 housing units per year in the Anchorage Bowl, nearly triple the net gain of recent years.

The Bowl no longer has a vacant land tract the size of Northeast available for new housing. Its existing residential zoned vacant buildable land capacity is estimated to be 9,700 more housing units, assuming historically attained housing construction densities were to continue.

Commercially zoned lands provide some additional housing capacity but do not close the deficit. Based on historical yields per acre, Anchorage's non-residential vacant lands would provide capacity for an additional 700 housing units, bringing the total vacant land capacity estimate to 10,400 additional units. The expected average housing yield is so low because under current conditions most commercial properties do not develop with housing.

Redevelopment of existing residential lots will also play a role. Recent historical redevelopment rates and the characteristics of lots which redeveloped from 2000 to 2015 indicate a redevelopment capacity of 2,500 additional dwellings, based on current zoning and development trends. Figure 1-7 illustrates that, including re-developable lands and buildable vacant lands, the Anchorage Bowl as currently zoned has a total capacity shortfall (deficit) of 7,900 housing units by 2040 under the moderate, baseline growth forecast."

The rezoning of emerald will help, albeit in a small manner, this very important goal of the 2040 LUP. The LUP map on page 31 of the plan designates this area as residential mixed use development.

The 2020 Anchorage Bowl Comprehensive Plan

The first paragraph of the 2020 Plan states, under the heading: Role & Purpose of the Comprehensive Plan: ***"ANCHORAGE 2020 is a blueprint to guide development in the Anchorage Bowl over the next 20 years. It includes land use policies and specific action strategies. The Plan is general in nature. It will be further refined by ordinances, by revised land use and zoning maps, by area-specific plans, and by other policy tools."***

The Emerald Park rezone to R-3A is supported by the following policies:

Policy #3. The Municipality shall employ development strategies for the Anchorage Bowl in order to accommodate approximately 31,600 additional dwelling units by the year 2020 with the allocation of the dwelling units by planning sector as follows: Southwest: 4,000 – 6,000. This rezoning will help the MOA attain this goal of providing housing for our future home buyers. The existing zoning of R-2M would only allow up to about 80 dwelling units, the proposed rezoning to R-3A would allow up to about 260 dwelling units and 20,000 sf of retail/office space. As of 2012, in the western Anchorage area, at current zoning allowable densities, there are only 1,200 or so possible buildable housing units.

Policy #11. Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow. Through the proper development of Emerald, and in conjunction with the recommendations of the Traffic Impact Analysis prepared by Mr. Randy Kinney PE. PTOE with Kinney Engineering, LLC, the adjacent access, traffic flows, and fire safety issues will be improved upon.

Policy # 12. New higher density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following: a) Building and site design standards; b) Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and, c) Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments. Emerald will comply and support these listed priorities. Emerald will be developed with strict building and site design standards as enforced by Title 21. There will be sidewalk connections to the park to the east, to the bike path along Dimond Boulevard to the south, to the sidewalk along Arlene Street, and a connection to the north at Juliana Street.

Policy # 14. Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan. The approval of

this rezone will increase the number of residential units allowed, and in addition, will allow up to approximately 20,000 square feet of office/retail use.

Policy # 16. Adopt standards to ensure that new residential development provides for a variety of lot sizes and housing types for a range of households and age groups. The approval of this rezone will allow for a housing type that appeals to a wide range of age groups. Grandparents and others looking to downsize but still desire new construction, and younger couples with school age children will be able to live close to schools, with amenities provided by the on-site office/retail opportunities.

Policy # 17. Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing. Rezoning to R-3A will allow the construction of a condominium project that, intrinsically by its size, and by allowing some office/retail opportunities, will allow amenities not normally seen in smaller developments.

The West Anchorage District Plan

Emerald conforms with the intents of the West Anchorage District Plan. The WADP states on page 11; *“For the West Anchorage District planning area, accommodating population growth would require strategically located areas of increased residential densities and full build-out to maximum densities on remaining vacant lands. These were to be located within certain of the Anchorage 2020 land use policy areas, including along transit corridors, around neighborhood commercial centers, and the two designated town centers. Growth allocations in these specific sections of West Anchorage, along with redevelopment potential sites with increased densities were to have made up any shortfalls in providing for population increases.”* It is very clear that the comp plans support the need to create as many housing opportunities as possible with the few remaining undeveloped parcels of land, such as Emerald would provide.

The land use classification for Emerald is as shown on the WADP Map 4-1b, page 75, ‘Medium Intensity’. Medium intensity is defined as greater than 15- 35, or up to 40 dwelling units per acre. This rezone to R-3A fits within the range. On page 70 of the WADP, residential density ranges are explained; *“The Land Use Plan Map residential density ranges are generalized descriptions of the density of development considered appropriate for a broadly defined area. The measure of housing units per gross acre is based on area wide densities rather than specific densities for individual parcels. This allows the Land Use Plan Map to indicate the intended overall distribution of population and housing units for entire contiguous geographic areas of West Anchorage. The measure of housing units per gross acre includes streets, open spaces, leftover or unusable lands and small non-residential uses within a residentially designated area*

on the Land Use Plan Map. It is not intended to be applied directly as the measure of how many housing units may be allowed on each lot or development site. Individual lots might have a somewhat higher net density because they do not include the land area occupied by streets.” Emerald Tract 1 has an inclusive size of 6.23 acres, and the size of the gross acreage as defined above, is 7.5 acres. By including the adjoining street ROW’s the allowable number of dwelling units would be 7.5 acres X 40 du/a = 300.

The further definition of ‘residential medium intensity’ is on page 78 of the WADP;

*“Intent: The medium-intensity residential designation provides for a compatible mix of multi-family and attached housing choices in an attractive, living environment with a range of amenities for residents, including **easy access to parks and open space, retail services, employment centers, and public transportation.** Description: Multi-family complexes and townhouses characterized by low-rise, multi-story buildings, with design amenities such as private open space and recreation areas. Greater than 15 and up to 40 housing units per gross acre. The WADP encourages higher densities of up to 40 housing units per acre in residential medium-intensity districts that are near a designated neighborhood center or town center or where an existing development project already reflects these densities. Designation is applied to areas with an established multi-family housing development pattern. It is also applied to areas once designated for lower density residential and non-residential use that are either underutilized or are adjacent to commercial areas or major streets where transition to more intensive residential use is appropriate.”* Emerald fits quite nicely within these parameters with a park fronting the entire eastern boundary. Emerald will have bicycle and pedestrian access trails that will connect to the park and then onto the Campbell Creek multi-use trail. Emerald will have appropriate retail and office services for the residents of Emerald and the surrounding neighborhood. Expected services will include the likes of a coffee shop, a small café, a small neighborhood grocery store ala City Market, (but smaller), a bakery such as Fire Island, and other small office services and also home/office opportunities for residents who are looking to cut down on their commute time to other areas of Anchorage. Emerald is surrounded by multi-family to the south and to the north and northwest, parkland to the east, and a mix of commercial and residential to the west.

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.

As stated above, the proposed R-3A zoning will conform to and is consistent with the comp plan.

4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.

This rezoning will protect the surrounding developed area by complying with all aspects of Title 21. Title 21 is very strict in protecting the surrounding and adjacent areas with regulations relating to setbacks, view-plane protections, buffer zones, landscaping, adequate parking, residential inter-connectivity, regulated building heights, and other restrictions on development. This rezoning will allow a building height increase that allows a higher percentage of the land to be within landscaped zones and other park-like features that are common to well-designed modern housing developments. For any development of at least 140 dwelling units the decision making body is the Planning & Zoning Commission through the major site plan review process.

5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be complete by the time development is complete, while maintaining adequate levels of service to existing d development.

All facilities and services are available to this parcel, and are capable of supporting the uses allowed by this rezoning action, while maintaining more than adequate services for the existing surrounding developments.

6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.

The approval of this rezone will help reduce environmental impacts by complying with all of the current regulations in place. Any future construction plans for Emerald must contain a full storm drainage analysis that protects any negative effects from occurring on the surrounding property. Noise to the north from the traffic on Dimond Boulevard will be substantially diminished by the buildings on Emerald. Air rights are maintained by Title 21's strict requirements on view-planes from neighboring parcels.

7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.

The approval of this rezone will allow responsible development of this parcel of land while mitigating the effect on surrounding parcels of land through the means as required by Title 21. For instance, Fire safety will be improved by allowing connections for fire trucks to access an alternative route if for some reason Arlene Street is impassable, Traffic improvements will comply with any recommendations of the required Traffic Impact Analysis. Residents that move into Emerald will be able to walk to school instead of having to bus from further away. All utilities such as public sewer and water will be sized properly as per AWWU specifications, and view planes and light will be protected by Title 21's section that specifies very distinctly what can and cannot be built within those parameters.

8. *The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.*

Emerald will enhance this area and will be a benefit for the local community. Below is a project statement from the project architect, Mr. Chris Cole of 61 North Architects:

Project Overview:

This is a proposed project on the site of the Northeast corner of Arlene and Dimond Blvd. The site is 271,809 SF (6.24 AC.). The site is bordered by Emerald Hills Park/Campbell Creek on the east side, a residential neighborhood of houses and multi-family on the north side, Arlene Street/multi-family/commercial on the West and Dimond Blvd./multi-family to the South.

The site is currently zoned R2M, which is defined in MOA Title 21 Zoning code as:

*The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods **or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas.** The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.*

Because of the characteristics of Dimond Blvd.; heavier traffic, but still frequently used by pedestrians, Dimond Blvd. is a different type of street which requires a different zoning to address the challenges it provides. We believe a low-density development, which covers the entire lot with streets, buildings and cedar-fenced yards throughout, like much of the adjacent developments along Dimond Blvd., is not the most appropriate, best-use style of development for this site. This type of development would block pedestrian access through to the park and trails, and make the streets non-pedestrian friendly much like the rest of Dimond Blvd. It would also entail cutting all trees on the site and building from setback to setback.

We believe we can do a better development with many more amenities for the neighborhood, while increasing the density to make the project an economic success for the developers.

Goals of the project and benefits for the neighborhood:

- Pedestrian Access and open space throughout the site and into the park, further connecting the trails and adjacent commercial developments like the Fred Meyer and Carrs. We see Emerald as a big amenity for the neighborhood as well as the development. So, our goal is to make the access into the park and through the development extremely convenient from many directions—looking at current paths

through the site as indicators of the access through the site. This pedestrian accessibility and open space can be achieved with:

- *Higher density*; the use of slender towers with condensed floor plates. This allows more open space below, thus increasing the pedestrian access throughout the site.
 - *Large amounts of below grade parking*, such that the additional density does not impact the pedestrian amenities and accessibility above grade. This is a benefit that higher densities give to a project.
- Retain as much of the natural vegetation as possible and replant the remaining open space with new vegetation.
 - Create a transition buffer between the heavy traffic Dimond Blvd. and the neighborhood. This would *not* be achieved with cedar fenced yards and boundaries. The development as a whole would become a transition and a buffer, by inviting pedestrian traffic along Dimond into the development, as well as pedestrian traffic in and around the site.
 - Provide some neighborhood style retail/restaurant commercial uses that would benefit the neighborhood. Adding these uses on the edge of the neighborhood would be a benefit for pedestrian and bicycle traffic.
 - Address all traffic issues/concerns with the site and the proposed development. Connectivity to all adjacent streets and through the site are the main requirements of the DOT and MUNI traffic departments. So, the new proposals will show;
 - a connection to Juliana Street, which will require the developers to upgrade Juliana Street to MUNI standards,
 - connections to Arlene Street,
 - a right in, right out connection to Dimond Blvd.,
 - and connectivity through the site.

To achieve these goals, we believe the most appropriate zoning district to rezone this property into is the R-3A zoning. The R-3A zoning is defined in MOA Title 21 Zoning code as:

The R-3A district is a primarily residential district intended for high-density multifamily dwellings, with gross densities intended to be greater than 35 dwelling units per acre. Commercial retail, services, and office uses are also allowed in combination with housing to create a truly mixed-use neighborhood environment, although a majority of the gross floor area of the development shall be a residential use. This district is to be applied in areas near downtown and midtown, in order to provide housing densities which, support these city centers, efficient use of residential land, and residential living opportunities near employment and services. By providing the flexibility for integrated mixed-use site development, the R-3A district facilitates reinvestment and revitalization within areas in transition. New mixed-use development should facilitate strong pedestrian and bicycle connections with nearby neighborhoods and city centers.

9. *The rezoning does not result in a split-zoned lot.*

This rezoning does not result in a split-zoned lot.

Another aspect of the Anchorage Comprehensive Plan paradigm is the 2040 Anchorage Land Use Plan. This plan has now gone through multiple community reviews, and was reviewed by the Planning & Zoning Commission at their public hearing on October 16th, 2016. The Anchorage Assembly has approved this plan in 2017. Action plan #2-6, on page 61 of the public hearing draft dated September 2016, states the following: *"Adopt a medium-density residential district that allows mixed-use commercial in an integrated neighborhood setting. Require projects to meet or exceed an established minimum housing density. Promote mixed-use compatible with the surrounding neighborhood."* Emerald fits quite well with this description. It is reminiscent of the Fire Island Bakery complex in the South Addition of Downtown Anchorage. Along with the bakery are other retail and office buildings that have a collection of small business's such as a physical therapist, a real estate office, a CPA's office, and a few other retail businesses. The office/retail building size is approx. 11,000 sf. The Emerald site is 6.2 acres, the Fire Island and adjoining commercial building site is about a quarter of an acre. Of course, there are many differences between these two sites, but the point is that by having this small amount of office/retail in a residential zone is extremely desirable to people looking to buy a home. One of the biggest features in listings for a home sale in south addition is being close to Fire Island and City Market. It enhances the quality of life and makes for less driving across town just to get a half-gallon of milk or you much need latte in the morning. By approving this rezone, a similar environ can be created that benefits not only the residents of Emerald, but the entire surrounding community. No more driving down Dimond Boulevard or across town just to get a cookie, a cup of coffee, or to go to the gym.

If you have any questions or need further clarifications, please contact me at tom@s4ak.com.
Thank you,


Tom Dreyer, PLS
S4 Group



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

February 12, 2018

Mr. Francis McLaughlin
MOA Planning Division Director
4700 Elmore Road
Anchorage, Ak 99507

Re: Summary of Community Meeting

Project: Emerald Hills re-zone to R-3A

Dear Mr. Francis,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. The property's legal description is:

Tract 1, Emerald Subdivision, plat number 2017-84, containing approx. 6.207 acres.

The project includes the following task:

1. Re-zone from R-2M to R-3A.

On January 16th, 2018, we held a pre-application conference with the planning department as per Title 21.03.020.B.2.a. Representatives from the MOA included Long-range Planning, Traffic Engineering, Platting, Current Planning the owners and the owner's representatives.

We consulted with the Sand Lake Community Council. The mailing list for the surrounding area was created by the MOA Planning Department and we mailed by first class mail over 500 Notices of Community Meeting by January 13th, 2018, which is 21 days before the meeting. We scheduled the Community meeting to coincide with the regular date and location for the Sand Lake Community Councils November meeting. It should be noted that the petitioners had previously presented this project to the Sand Lake Community Council about five times before, and at their meeting on July 11th, 2016, and on November 7th, 2016, with full support given by the council.

On February 5th, 2018 we had the CM (Community Meeting) at 7:00 in the library of Sand Lake Elementary School. There was approximately 50 people from the area that attended, along with the Assemblyman for the area, Mr. Eric Croft, the owners, and the petitioner's representative.

Questions & Responses

Question: Will you have access off of Dimond Blvd?

Response: Yes, one right-turn in, right turn out, as per the Traffic Impact Analysis.

Question: Will you be accessing Juliana Street?

Response: Yes, the DOT is requiring us to connect into Julianna Street.

Question: Will these be condo's or apartments?

Response: They will be a mix of both condo's & apartments.

Question: Will this project have an effect on utilities?

Response: All utilities will be sized according to current MOA specifications for a development such as this.

Question: Does the fire department approve of this design?

Response: Yes, All fire department regulations will be abided by, with fire lanes and fire hydrants positioned appropriately.

Question: Did the occupants of Julianna Street receive the mailers?

Response: Yes, all of the owners and residents received mailers.

Question: Will there be turn-lanes on Arlene street?

Response: A medium is expected to be built on Arlene Street for traffic channelization purposes.

Question: Will traffic, after a right-turn out of the project onto Dimond Blvd, need to cross three lanes of traffic to turn left at the intersection of Dimond & Arlene Street?

Response: Yes, this is as per the approved Traffic Impact Analysis.

Question: Have we done a demographics study on who will be buying in this project?

Response: Not an official study, but it is expected that both families with children, grandparents, and others will be attracted to being a resident in this development.

Question: Will the developer be building in the parkland to the east and destroying the sledding hill?

Response: No, the developer will only be building on the lot they own, not on the park land.

Question: How high will the building be?

Response: R-3A zoning allows buildings up to 70 feet tall that comply with a list of amenities that is outlined in the zoning regulation.

The Community Council took a vote of denial, but asked us to attend another Community Council meeting to present to them additional information such as the Traffic Impact Analysis that has been approved by the city and the state, and more detailed information as to the size of the units and what kind and size of commercial uses are allowed by the code.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

Thank you,

A handwritten signature in black ink, appearing to read 'Tom Dreyer', written over a horizontal line.

Tom Dreyer, PLS

S4 Group

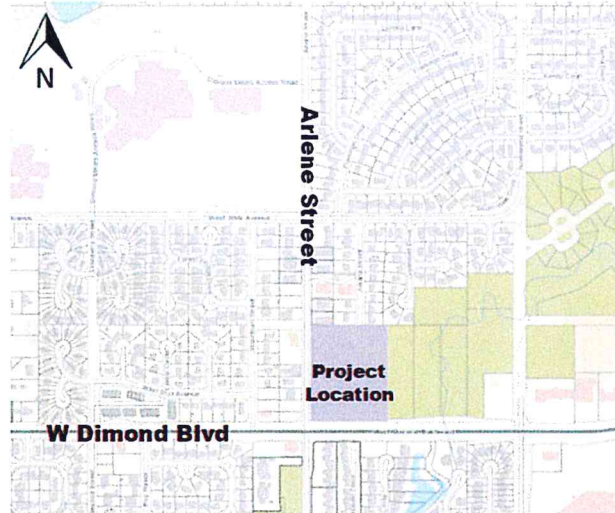
Petitioner's representative

COMMUNITY MEETING

Community Meeting Agenda Notification Sand Lake Community Council Emerald Subdivision Tract 1 Rezone

Nord De La Chelsea LLC, represented by S4 Group LLC, will be at the regularly scheduled Sand Lake Community Council meeting on February 5, 2018 to present a proposed rezone case. The project site is at the N.E. corner of W. Dimond Blvd. and Arlene St.; legal description Emerald Subdivision Tract 1.

The zoning map amendment is requesting to rezone the 6.2 acre parcel from R2M to R-3A. Representatives will provide an overview of the rezone, project schedule and will be available to answer questions.



124 E7th Ave Anchorage, AK 99501 www.s4ak.com

MONDAY, FEBRUARY 5TH

Sand Lake Community Council
Sand Lake Elementary School-Library
7500 Jewel Lake Road
Anchorage, AK 99502
6:30 PM

We welcome your feedback! Interested parties may appear at the meeting and speak on the matter. You can also submit your comments or request additional information by contacting:

Tom Dreyer, PLS

S4 Group, LLC

Tom@s4ak.com



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

January 10th, 2018

Mr. Francis McLaughlin
MOA Senior Planner
4700 Elmore Road
Anchorage, Ak 99507

Dear Mr. McLaughlin,

On behalf of the owners, Nord De La Chelsea, LLC, this is a request for a pre-application conference for rezoning a 6.2 acre parcel that lies in the northeast quadrant of Dimond Boulevard & Arlene Street. We are proposing to rezone to R-3A. The current legal description is Tract 1, Emerald Subdivision, as per plat 2017-84.

At your convenience, anytime next week would work for us. If these dates are not available, please give me a call and we can work out another date & time for the pre-app meeting.

Thank you,

A handwritten signature in blue ink, appearing to read 'Tom Dreyer', written over a horizontal line.

Tom Dreyer, PLS
S4 Group
Petitioner's representative



Municipality of Anchorage
Planning Division
4700 Elmore Rd.
Anchorage, AK 99507

Project Name: Emerald Hills Case No. _____

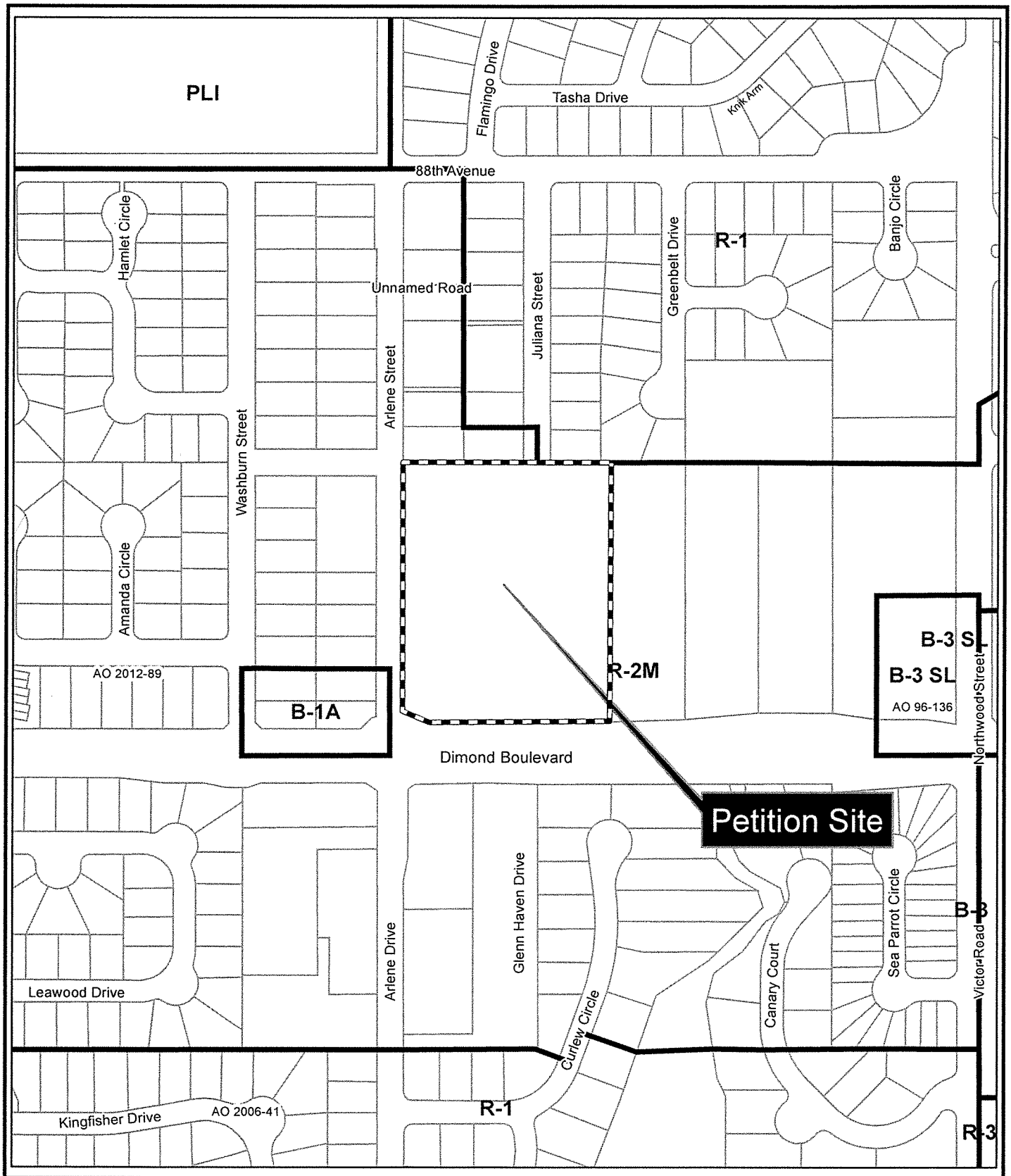
Meeting Type: ☐ Concept ☒ Pre-Application ☐ Post-Application ☐ Other

Meeting Requested by: Tom Drayer Date: 1-16-18
Lead MOA Planner: Francis McLaughlin Time: 2pm

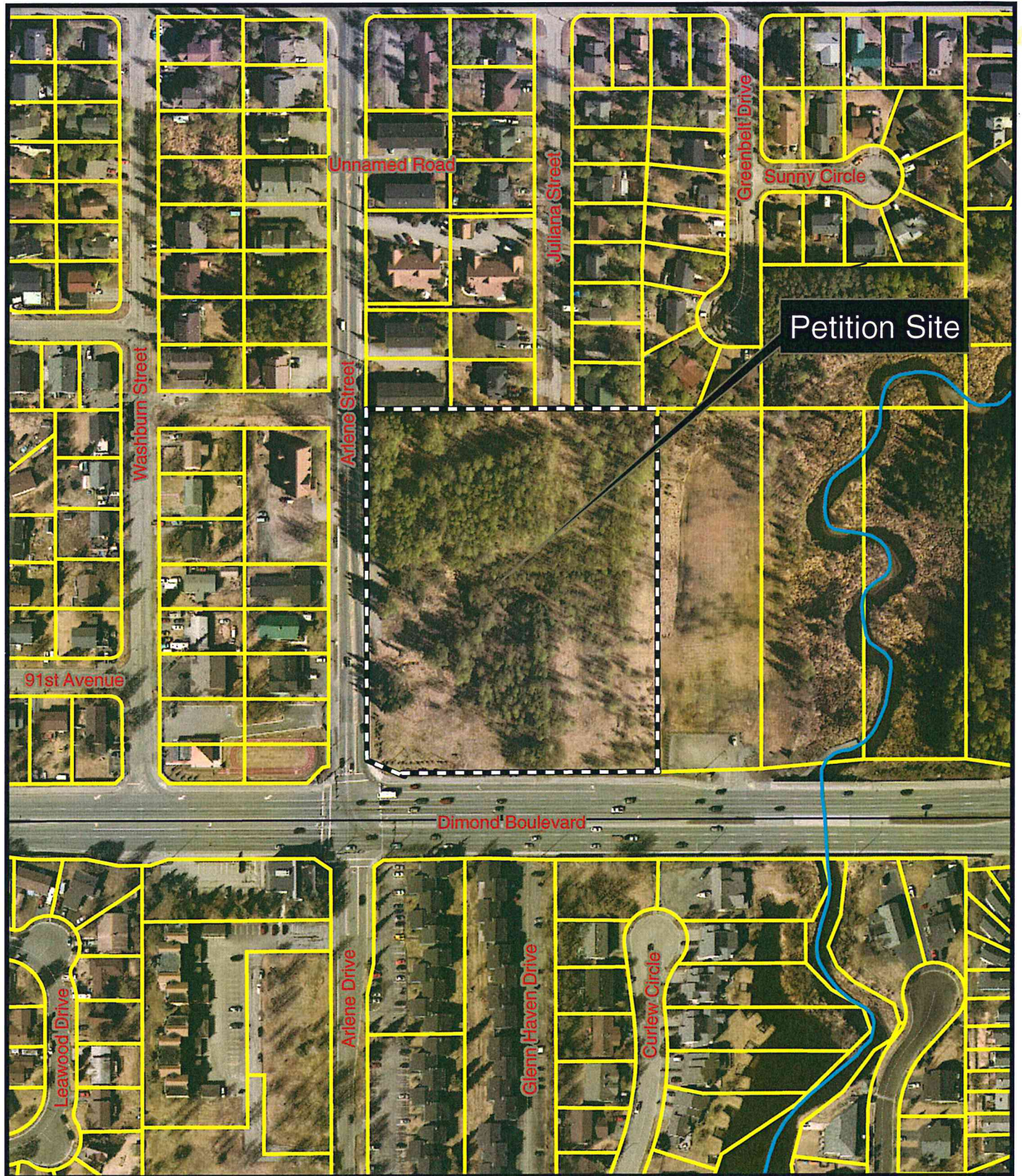
	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Francis McLaughlin	Current Planning MOA	343-8003	mclaughlinf@munio
2	BRANDON TELFORD	MOA PRIVATE DEV.	343-8443	TELFORDAS@MUNIO.ORG
3	Tom Drayer	54 GROUP, LLC		
4	Michael Bullock	Emerald Hills Dev	529-6802	marathon@gcine.t
5	Wael H Hcent	MOA Planning		WHAITH@MOA.CO
6	Randy RIBBIE	MOA TRAFFIC	343-8415	RIBBIE@MUNIO.ORG
7	James Starzec	DOT-PTF Planning	269-0507	james.starzec@alaska.gov
8	Thede Tobish	MOA-planning	X7918	TobishT@munio.org
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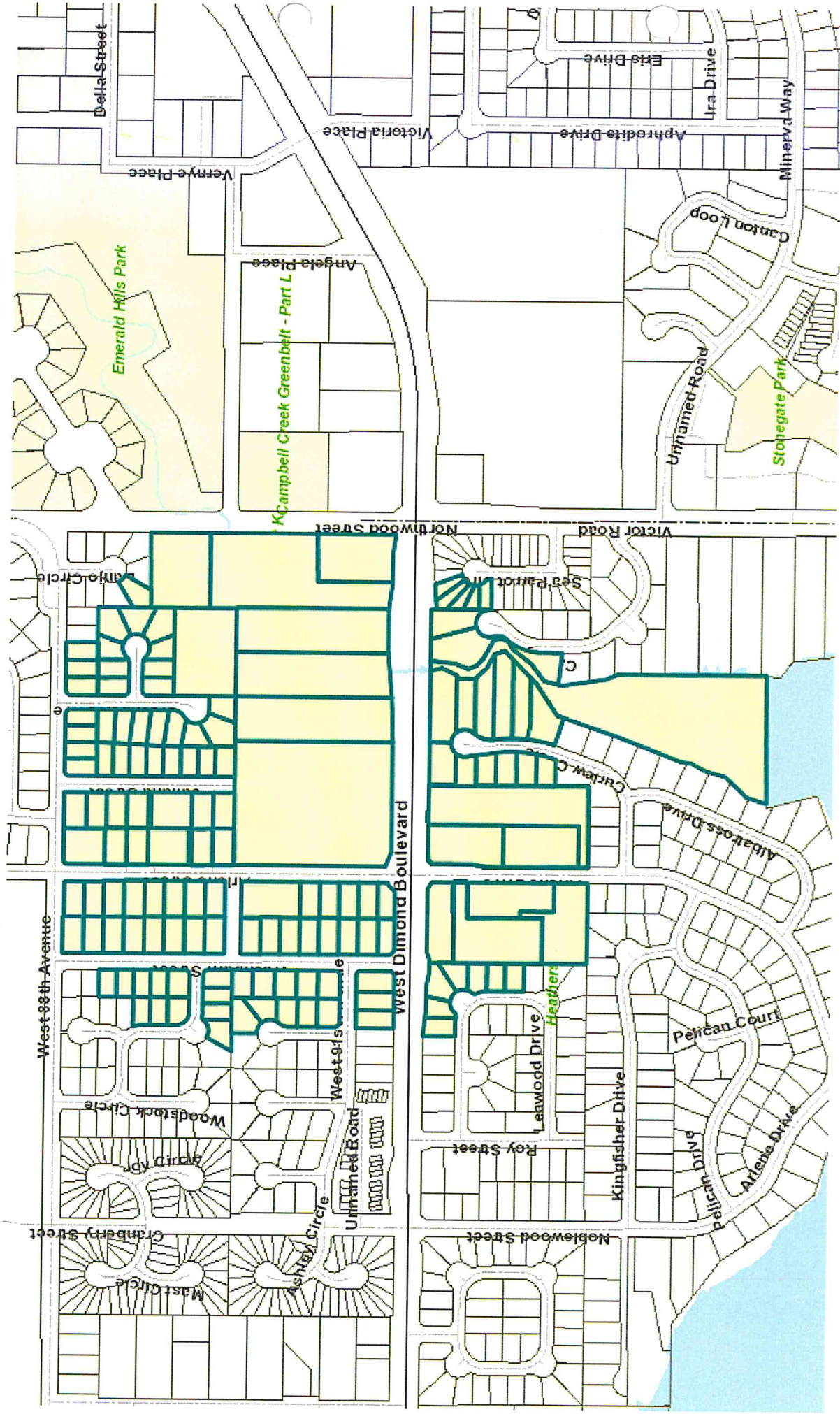
2018-0066



2018-0066



Anchorage



2018-0066 PHN map
 Distance = 600' (144 pcls)