

# Municipality of Anchorage



P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

**David Bronson, Mayor**

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## Resolution 2022-01 Of the Girdwood Board of Supervisors **A RESOLUTION IN SUPPORT OF THE PROPOSED DEVELOPMENT MASTER PLAN FOR GLACIER CITY CENTER**

**WHEREAS**, Case #2022-0017 is slated for Planning and Zoning Commission hearing on Feb 14, 2022; and

**WHEREAS**, the architect and developer for the project have attended required LUC and GBOS meetings to present the Development Master Plan for the Glacier City Center project to the community; and

**WHEREAS**, Development Master Plan approval is based on creation of design standards that meet or exceed the existing code for this parcel, which is zoned gC-8 and sits between the town center/post office and existing residential housing, creating a transition between commercial and residential use on Hightower Road.

**WHEREAS**, the majority of the multifaceted project presented to the community is in keeping with current code, with the following design alternatives to code:

- Horizontal Mixed Use instead of Vertical Mixed Use: This change is favorable to the community as it keeps the commercial area adjacent to the existing town commercial center on Hightower Road while creating a more attractive private neighborhood atmosphere for the residences, away from the street and adjacent to a greenbelt. This also allows for the ground floor level of the townhomes to be used for garage space, which is needed in our climate.
- No continuous roofed public walkway at front of residences which are located away from the street edge and in a private part of the site. A continuous roofed walkway attached to the residences front façade is impractical and undesirable as these are private front yard spaces.
- A covered walkway with a 4' overhang instead of exposed walkway and 2' overhang along the south wall of the commercial building. This change is favorable as it will manage snow and rain better and will create a more pedestrian-friendly environment around the commercial building.
- Residential buildings are allowed to exceed the maximum front yard setback to make best use of the large lot and the most desirable residential location.
- One wall of commercial building allowed to be longer than the 42' allowable by under code. This change is acceptable as the wall faces away from the street and achieves the code intent through architectural design: length of wall beyond 42' is all glass and the building has a 'see-through' effect.
- Shallower roof pitch design. This change from code is favorable as it will hold the snow load and alleviate snow clearing requirement and mitigate the hazard of snow shedding from the roof.

**WHEREAS**, in response to neighbor concerns about noise from east deck on second floor of Building A (deck facing Hightower Road) the project developer agrees to reduce the deck depth from 12 feet to 8 feet and limit its use to between 8am and 8pm.

**WHEREAS**, the Girdwood Land Use Committee voted 10 in favor, 1 opposed and 9 abstaining at their January 10, 2022 meeting to recommend this Resolution of Support;

**THEREFORE**, the Girdwood Board of Supervisors supports the Development Master Plan as presented

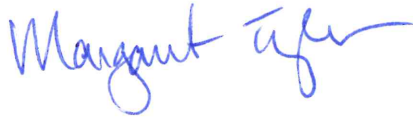
Passed and approved by a vote of 4 to 0 this 17th day of January 2022.



Mike Edgington, GBOS Land Use Supervisor

DATE

1/20/21



Attest