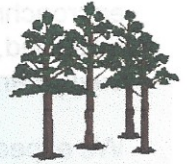


Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Platting Board, Municipality of Anchorage
P.O. Box 195560
Anchorage, AK 99519

September 22, 2022

Re: S. 12696 Jaamly Estates subdivision

The developer's representative presented their proposed plans for Jaamly Estates, case S. 12696, plus for an adjacent subdivision at the August 11, 2022, meeting of the Rabbit Creek Community Council (RCCC). Plans for this challenged parcel now include a tract set aside for the majority of the wetlands, an approach with which we concur.

RCCC members discussed various points of the draft plat, including other nearby subdivisions that are being constructed and how various components of all of them can and should be linked for non-motorized infrastructure. Such linkages are essential both for overall connectivity of neighbors and kids, and as potential secondary (non-motorized) access in cases of emergency (e.g., wildfires). By a vote of 17 yeas, 0 nays, and 0 abstained, RCCC members voted at our September 8th meeting to submit the following comments.

- Provide permanent survey markings along the northern boundary, at the edge of the Section Line. This area is currently used for non-motorized access and while the Section Line may be too wet for standard road construction, it can provide an important east-west connection for non-motorized uses. It is also under consideration for formal rural trail designation as part of the RCCC's Schools-on-Trails project.
- Consider need for a separated pedestrian pathway. If the unnamed north-south road that accesses the Jaamly building lots is not a permanent cul-de-sac, it should have a separated pedestrian pathway to allow neighborhood connectivity to the proposed pathways on the Section Line and in Section 36 park immediately to the north. An unpaved path would be in keeping with other recent and proposed pathways. Jaamly Estates is within 1/2 mile of Bear Valley School, and should provide safe walking access for area youth.

If it is a permanent cul-de-sac, it will have very limited and entirely local traffic; presumably pedestrians and vehicles can share the lane. If, however, there will be further road connectivity and through-traffic, construction of a pedestrian pathway is in keeping with Title 21 subdivision standards.

- Clearly mark the required 50-foot, per side, stream setbacks for Lots 5 and 6 to ensure Title 21 compliance.

Please note, each of the six lots contains wetlands. These should be delineated on the plat and provisions made to mark their boundaries on the ground so future homeowners can avoid encroachments. While the plats will, or should, make it clear that the wetlands should not be disturbed, real estate agents do not always clarify that point with their clients. Wetlands can be easily damaged during construction.

We expect to provide similar comments when the plat is submitted for the adjacent Shangri La East subdivision. If you have any questions, we would be happy to discuss our concerns and recommendations with you. Thank you for your consideration of these comments.

Sincerely,



Ann Rappoport, Co-chair

cc: Shawn Odell, Planning Dept.
Dave Whitfield, Planning Dept.
Lori Blake, Planning Dept.