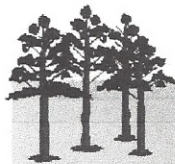
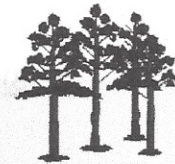


Correspondence



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
Anchorage, AK 99519

November 15, 2022

Re: S. 12704 Shangri La East-Estates subdivision

Rabbit Creek Community Council (RCCC) reviewed the plat for Shangri La East-Estates, case S. 12704, at a meeting of the Land Use and Transportation Committee on November 3rd and at the general membership meeting on November 10th. The Council also considered information presented by the developer's representative at RCCC's August 11th meeting.

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 neighborhoods, and as potential secondary (non-motorized) access in cases of emergency (e.g., wildfires). By a vote of 15 yeas, 0 nays, and 0 abstained, RCCC members voted at our November 10th meeting to submit the following comments, which are consistent with our September 22, 2022, comments on the adjacent Jaamy Estates subdivision, case S12696.

The developer's plans for this parcel include a remnant tract B-1 set aside for wetlands, an approach with which RCCC concurs. This particular wetland is identified in the Hillside District Plan as a "wetland retention area" (HDP Map 2.11 on page 2-45). It is part of the recommended built/green infrastructure intended to ensure the sustainability of the natural hydrology and to reduce both the costs and impacts of new development. A watercourse setback is also shown on Map 2.11 along the tributary of Little Rabbit Creek that crosses this parcel.

It is important to note that under the built/green infrastructure policy of the Hillside District Plan (HDP) (Chapter 2, pp. 42-44 and map 2.11, pg. 2-45), important features such as stream corridors, and existing and planned roads and trails have been identified so that future subdivisions can be designed as part of the overall integrated system for the Hillside. This is intended to reduce both costs and impacts of new development. As noted in the HDP, this approach will lead to increased property values by "creating an interconnected rather than a fragmented trail system," and "efficient road route for a group of subdivisions, rather than requiring each subdivision to work out its own access plans" (pg. 2-43). The roads, trails, and easements to be accessed and developed within and bordering the Shangri La East tracts as shown on map 2.11 are such features that should be integrated into this system, as emphasized below.

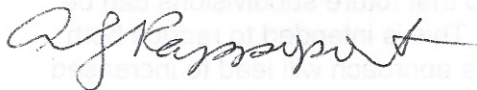
- **There should be a condition of approval that plat notes include several requirements for survey markings, as follows:**

(1) Identify lot boundaries;

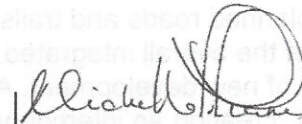
- (2) Require permanent field markings for the wetland and stream setbacks on the northern and eastern sides of Lots 2 through 7 to avoid encroachment during construction as well as to ensure compliance with Title 21.07.020.B.9 and 21.07.020.B.12;
 - (3) Require clear field markings for the 50-foot stream setback on the northern side of Lot 7 to ensure compliance with Title 21; and
 - (4) Mark the section line easements with permanent field markings and mark and clear a pedestrian path along here, with attention to any wetland constraints. The section lines on the north and east of these lots and Tract B are currently used for non-motorized access. They can provide both important east-west and north-south connections for non-motorized uses and neighborhood connectivity. The northern property boundary, which runs east-west, is under consideration for formal rural trail designation as part of the RCCC's Schools-on-Trails project. The presence of wetlands does not discount the potential of these easements, especially for winter use under frozen conditions.
 - (5) Include in a plat note and in the conditions of approval that the wetlands in Tract B are noted for wetland retention in the Hillside District Plan, Map 2-11. Determine whether any additional setbacks are needed under 21.07.B.9.b.iii, "for parcels where there are wetlands contiguous with a stream, additional setback requirements are listed in the Wetland Designation and Enforceable and Administrative Policies and Management Strategies tables of the Anchorage Wetlands Management Plan." Watershed Management could help to identify the function of these wetlands and recommend particular conditions of approval for the tract containing these wetlands to maintain the important functions.
- **Require construction of a separated pedestrian pathway along Mountain Air Drive.** This road is scheduled to be extended to the north, connecting to Rabbit Creek Road near Bear Valley Elementary School in the next few years. The extension of Mountain Air Drive will be designed as a collector and is expected to include a separated pedestrian pathway. That pathway should continue into the neighborhood to the south (Shangri La East), again to provide safe walking and neighborhood connectivity, especially to the elementary school.

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



Michelle Turner, Co-chair

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