

January 19, 2024



Abbott Loop Community Council
RE: Spruce Hollow Subdivision-Platting Case S12763

Hello,

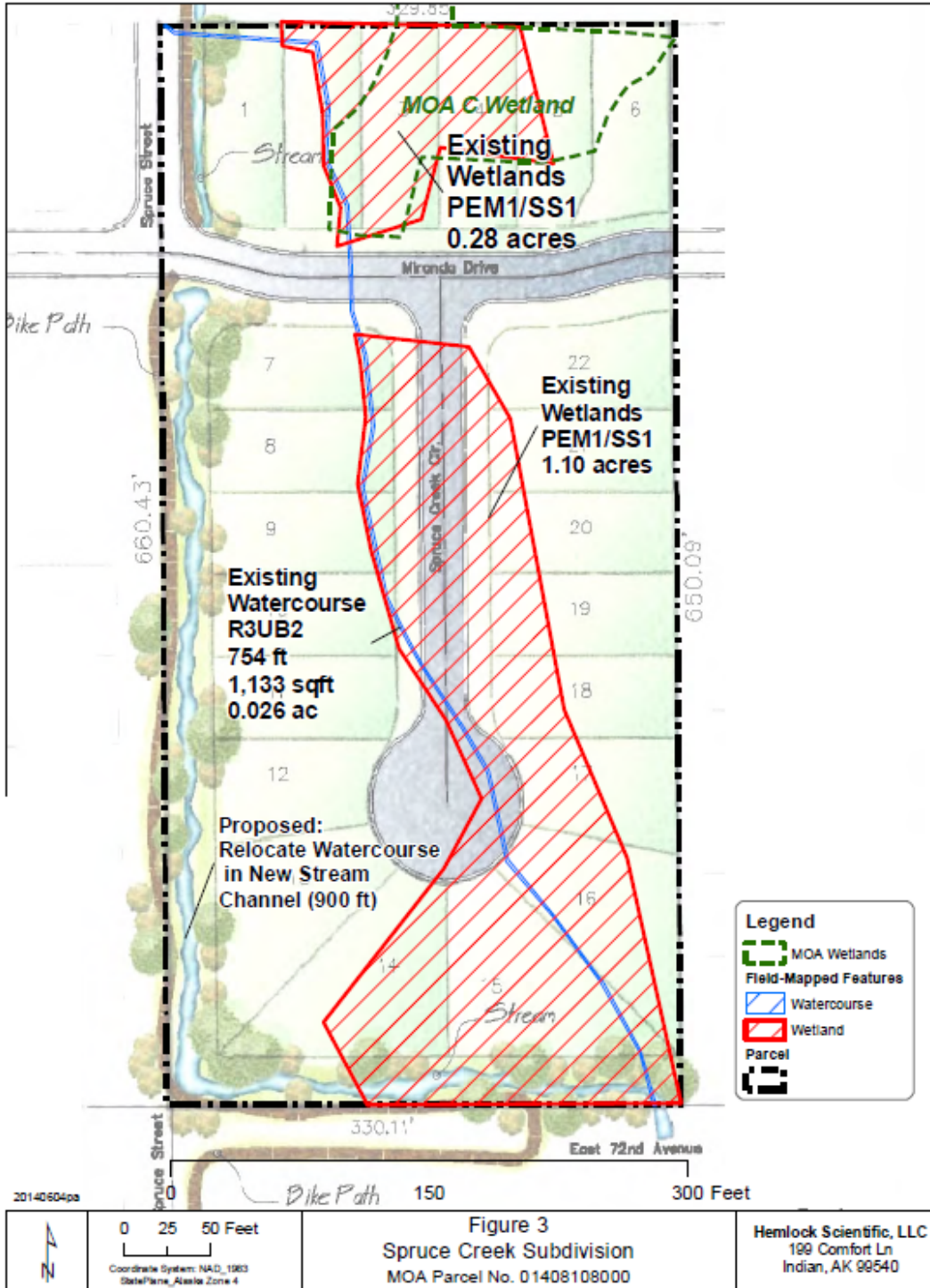
I am writing today to inform you about a topic I hope to discuss with at the upcoming January 25th meeting of the Community Council. Spinell Homes has submitted a preliminary plat to subdivide 4.3 acres of R-1 zoned land into 21 individual lots. Proposed plat is attached. This subdivision was previously approved and fully permitted in 2015 but never developed due to market constraints at that time. The project is consistent with the zoning of the property, surrounding developments and supported by the MOA land-use and comprehensive plans.

The property receives drainage from the older neighborhood to East's roads which have drained onto the property since being built in the 1970's. Over the years this drainage has created area's of wetlands in the undeveloped 72nd ROW adjacent to the property and within the SE corner of the property. The original property owner dug a ditch from the area that is now wetland along the side of the driveway and tied the water into the Spruce Street ditch line North of the property.

The Municipality of Anchorage has historically classified this water as drainage not a stream. The US Army Corps of Engineers (COE) has determined that the water is jurisdictional because of its surface connection through the Spruce Street ditch to NB North Fork Little Campbell Creek. Thus a COE permit was previously and still is required. We have submitted to reinstate this permit but we are hoping to alter the design of this drainage system from the previous approval.

The alternate design that we would like to gain community support for will realign the drainage and eliminate some of the wetlands on property but it will utilize the undeveloped Spruce Street and 72nd Right of Ways to creating more linear feet of above ground drainage that essentially looks like a stream and could potentially grow more wetlands along the new alignment of the drainage. We are also proposing a train connection in this area as well. This idea was rejected by the MOA in 2015 but staff and plans have changed and they seem to be more supportive of the idea this time around. Below is a graphic of what we proposed in 2015. The new plans would likely change slightly but be pretty much the same in concept.

The future development of roads in these Right of Ways is highly unlikely because the existing 72nd and Spruce Street intersection is about 25 feet above this area. Development would require acquisition of adjacent private property which currently functions as the back yards of residents on Fergy and future back yards of this development.





In conclusion I am hoping that the Community Council will support this concept with a resolution and comments to the platting board. We are straying from the typical development path with this proposal and Community support goes a long way in overcoming the MOA opposition to what we feel is a good idea in align with the MOA Comprehensive Plan that will create a useable green corridor and an asset to the neighborhood. I am also attaching a draft resolution for your convenience.

Thank you for your time.

Doug H. V. S. Lohol