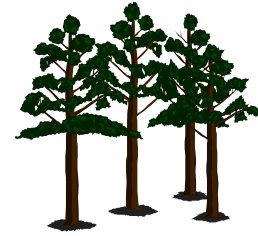


Rabbit Creek Community Council

P.O. Box 112354, Anchorage, AK 99511-2354

August 13, 2007



Platting Board, MOA
PO Box 196650
Anchorage, AK 99519

RE: S-11622, Section 36

The Council discussed this plat at their August meeting and has the following comments:

The Council supports the re-platting of Section 36 with the sole intention of converting it to PLI-P.

We understand that the master planning of Section 36 will occur shortly through the Hillside District Plan process and with park bond funds designated for Section 36/Storck Park passed by voters a few years ago. We also understand that access to properties to the east of Section 36 had to be determined before master planning could commence. It has been the Council's position and understanding that the 'jeep' road to these properties would be eliminated in favor of access via the east section line. We continue to advocate for this in order for master planning to progress.

The plat sent to the Council indicates Section 36 will be divided into eight tracts—largely determined by positions of the roads. It is unclear why two access roads to the eastern properties are platted. One road to the section line should be sufficient. From there, land owners can use the section line for access to any of the properties. We also question the need for Tract 4 since access to that property already occurs along the section line from the "jeep" road. The Council recommends limiting the eastern access to one road because one is sufficient to address the legal access issue, while two roads impedes the area for park uses and also eliminating Tract 4.

The length of time that the 'jeep' road will continue to be used must be addressed and should not be used indefinitely as that will be a huge impediment to the implementation of the master plan. Conditions of the plat should include building the road through any variety of mechanisms, such as placing the road on the next CIP list, and with the understanding the MOA will be a strong advocate for securing that funding in an expedited manner.

The Council requests that Section 36 become 'dedicated' park land as soon as possible.

Sincerely,

Dick Tremaine