
UNIVERSITY AREA COMMUNITY COUNCIL

Meeting Minutes

February 7, 2007

Officers in Attendance: Susan Klein, President; Craig Valentine, Vice President; Sue Dulaney, Secretary; Kelly Brown, Member at Large; Tim Neale, Past President

The minutes from the meeting of December 1, 2006 were approved.

Dowl Engineering Projects

- Kevin Doniere presented the 3500 Tudor Master Plan involving 251 acres south of Tudor.
- 48th Avenue/Boniface Parkway Extension: Dowl Engineers reported on Trail alignment study.
- This road will relieve pressure on Tudor.
- Also hoped to start on the water line project in spring but may not get started until fall. A full report is on their website,

Barbara Garner reported on the Community Advisory Committee Meeting:

- East access to Providence (40th) extends all the way from Piper to Lake Otis.
- Planning has been in progress for about 4 months
- Fokker and Piper will connect to 40th.
- Project manager Dowl Engineering.
- Area name: U-Med Gateway Neighborhood Teri Peters, NE Distri

Teri Peters, NE District Park Manager, Parks & Recreation reported:

University Lake Plan

- Upgrade amenities, new picnic tables, trash receptacles
- Organizing community advisory plan for UAA, APU, Community Trust by March
- Implemented by summer 2007.

Goose Lake & Paddleboat Café

- Repairs to Paddleboat Café, bath house, etc.
- 3.2 Million asked by MOA from State and this must be spent by summer 2007.

Clean & Green

- Fokker Park cleaned up last summer by youth outside of Alaska.
- Need to nominate parks for clean up this year
- Want to have community involvement in the process

All park bonds will need to be voted on when ready.

Resolution to name Town Square after Ruth Molton:

- Presented by Ruth Adkison for Diane Holmes
- Resolution passed by the community council

Betty Adkinson FCC Representative reported on FCC meeting

AWWU proposed rate increase due to increase in cost of fuel, etc.

Gang awareness/information meetings had low attendance

Cindi Stanton, no longer APD Liaison New liaison will be ~~Denny~~ Benny Allen.

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Susan Kline discussed the brainstorming meeting held to discuss Discovery Homes attempt to appeal the denial of a building permit.

Ernie Turner Center for Rescue Mission needs to be discussed. Traini recommended the we invite LeBlac back to review where to put Rescue Mission. Shouldn't be at Ernie Turner or near our area. We have had the Rescue Mission for long enough.

Representative Dick Traini reported:

Fire station 4

- \$38 Million bid award
- Now a full sized fire station

Land Trades

- Rainbow Coalition wants to run Equestrian Center
- Jacobson Park at 36th and McGinnis
- both houses have agreed to trade.
- Must go to public for approval.
- If passes will be location of Orthodox Jewish Synagogue
 - They will kick in \$100,000 for city to put in walks.

Bonds for improvements

- 49 Million bond for Parks & Recreation
- 30 Million for small road bond
- 13th is the last day to approve bond issues.

Redistricting will be completed prior to the 4/08 elections.

Representative Ken Stout reported:

- Fire station 6
 - N.E. Community Council fire station 6 is inadequate
 - Under review and will make a recommendation
- Chester Creek needs \$15 Million to put it back in shape
- Ethics bill passed unanimously after 7 years!

University Area Community Council response Case 2005-035 – denial of a building permit

In this packet are maps of the proposed 86-unit apartment complex and photos of various views showing the Mills Drive access across the College Alps Condo Association parking lot. In addition, there are photos of the current 19' 6" access onto Bryn Mawr Court.

History

Discovery Construction (Discovery) bought Tract 1B-2C about 2005. At that time the tract had a single-family home on 3.2 acres. We believe Discovery attempted to sell the property with the house but was unsuccessful. They then received a permit from the Municipality to demolish the building in preparation for building an apartment complex on the property. They discovered that access was not adequate for such a multi-family dwelling as they had only a 19' 6" access road from Bryn Mawr Court. The property has a restrictive plat note that denies access from Northern Lights Boulevard.

Discovery appealed the restrictive plat note to the Platting Board in the spring of 2006. In addition, in January 2006, they scheduled a meeting with College Alps Condo Association to discuss arrangements to get some of the condo property in order to have a legal access route. They failed to attend this meeting. In March of 2006 Dean Architects, the architects for the project, and a representative of Discovery, met with the Castles of Bryn Mawr condo association residents to try to persuade them to trade some property (for the legal access) in exchange for some amenities (new parking arrangement, some landscaping and blacktop of their parking areas). Castles of Bryn Mawr did not like the amenities or the proposed new parking area Dean Architects showed them.

The Platting Board denied access from Northern Lights Blvd and Discovery appealed this to the Board of Adjustment who upheld the Platting Board's decision. At this point, Discovery had a title and easement search done looking for another access route. Their lawyer from Ashburn and Mason found an old easement from the original owner across Mills Drive (what is now the parking lot for the College Alps Condo Association) that they (Discovery) believe is still in effect. The Municipality legal department reviewed this, and they advised the Traffic Department to deny access across Mills Drive. Thus the Permitting section within the Department of Development Services denied Discovery a building permit. This is the reason for the current complaint before the Zoning Board of Examiners and Appeals.

University Area Community Council Concerns

The University Area Community Council (UACC) opposes access via the College Alps Condo Association parking lot as it poses a safety issue for both the future residents of the apartment complex AND the current residents of the condo association. An access road will divide the parking area for the condo association in two. The condos abutting the proposed access road have garages that back up to it. If the parking lot is road becomes the access road, condo association owners will have to back into the road to exit. The condo association also has additional parking on the west side of the parking lot (adjacent to the powerline trail). To exit the condo association property the owners of these vehicles would also have to back into the access road. There is also a steep hill from the parking lot to Tract 1B-2C – see enclosed photos. The residents of the proposed apartment building would need to negotiate this hill and watch out for people backing out of garages and parking spaces on both sides of the proposed access road. This will create a hazard for all involved.

The University Area Community Council opposes this development as presently planned, due to safety issues and incompatibility with the surrounding community. (We do not oppose a smaller apartment development unit such as the 33-unit town homes planned on Northern Lights Boulevard on a 2-acre lot)

Safety issues

Bryn Mawr Court Access: Currently Bryn Mawr Court is a short cul de sac that grants access to the Castles of Bryn Mawr from Wesleyan Drive. Bryn Mawr Court is less than one block south of Northern Lights Boulevard on Wesleyan Drive. (See the enclosed photos and maps). At peak traffic times, especially the morning rush hour from about 7:30-8:30 AM, traffic backs up past Bryn Mawr Court with people waiting to enter Northern Lights Boulevard heading west. If an 86-unit apartment complex is built at the end of Bryn Mawr Court the ensuing traffic will create even more back up.

School Bus Stop: There is a school bus stop on the SE corner of Bryn Mawr Court and Wesleyan Drive. Students waiting for the school bus will encounter increased traffic on more cars turning into and out of Bryn Mawr Court. Due to the increased traffic at a bus stop, there will be a greater chance of a student being injured.

Bicycle traffic: A bike path runs parallel to Northern Lights Boulevard and crosses Wesleyan Drive. Bicyclists turning into Wesleyan Drive have to negotiate a tight turn. In 2006 a new sidewalk was created on the west side of Wesleyan to accommodate the bicycle traffic entering the subdivision.

Pedestrian traffic: A westbound bus stop on Northern Lights Boulevard is just west of the Wesleyan intersection and an eastbound bus stop is just east of the intersection. People using the bus stops must cross Northern Lights Boulevard at the Wesleyan Northern Lights Boulevard intersection. With the increase in traffic entering and exiting Bryn Mawr Court, Wesleyan Drive and Northern Lights Boulevard due to an 86-unit apartment complex these intersections will only become more dangerous.

Incompatibility with Surrounding Community

The property is zoned R3 as are the properties adjacent to it (Castles of Bryn Mawr, College Alps and Bevins Mills condo associations). The proposed density for Tract 1B-2C is 86 units per 3.2 acres. The density is three times the density for College Alps, which has 85 units on 6 acres; ??? times the density of Castles of Bryn Mawr with 24 units on ??? acres, and ??? times the density of Bevins Mills with 8 units on ??? acres. In addition, other structures in the immediate vicinity are either duplexes or single-family homes on approximately 1/8 to 1/4 acre lots. Thus the size of the proposed complex is not compatible with the surrounding community as per the 2000 Comprehensive plan.

Non-compliance with Municipal Code

In addition to the safety and incompatibility issues, there are many problems with the siting of the structure itself and non-compliance with current Municipality code that have been addressed by others in the community. To summarize these comments, the west wall of the structure is on the property line; there is less than the code requirement for usable yard (both amount and size of each area of usable yard, the building as drawn exceeds the maximum building height of 35 feet, there does not seem to be adequate snow storage for the structure, and if it is in the NE corner of the property the snow melt in the spring will be on to the Northern Lights Blvd and Wesleyan Drive intersection.

Conclusion

Due to these issues of safety, non-compliance with Municipal code and 2000 Comprehensive Plant, and the incompatibility with the surrounding community, the UACC asks the Zoning Board of Examiners and Appeals to deny a building permit. We also ask that the developer be required to work with the adjacent condo associations and community council to develop a compatible and acceptable design for the neighborhood.

Susan C. Klein
UACC President

