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UNIVERSITY AREA COMMUNITY COUNCIL  
Meeting Minutes  
April 4, 2007

Officers in Attendance: Susan Klein, President; Craig Valentine, Vice President; Sue Dulaney, Secretary; Tim Neale, Past President; Kelly Brown, Member-at-Large; Betty Adkison, FCC Representative.

The agenda was approved and it was specified that since Mayor Begich would be speaking that we would keep the agenda schedule flexible.

Approval of minutes was postponed to free up time in the schedule.

Announcements:

Recognized Gordon Jones and thanked him for creating and maintaining a website to keep area updated on the development at Bryn Mawr.

Denny Allen, APD Liaison reported:

- Diplomacy Drive and Providence are the “hot spots’ for crimes in our area.
- This is in part due to the hospitals and medical facilities in the area. The police reports state where the incident was reported, not where it happened.
- The rest of our area had a good report with respect to crime reports.
- Be careful what you ask for: They are now watching our area for speeders and red light runners, so be aware.
- If you want to report junk vehicles, yards that are in need of clean up, etc. you can email Denny Allen @ [dallen@ci.anchorage.ak.us](mailto:dallen@ci.anchorage.ak.us)

Mayor of Anchorage, Mark Begich reported:

He had met with a group from our area at a town hall meeting and they had expressed concerns over the Discovery Homes project on Bryn Mawr. There is no good news to report. Since this is not a rezone the city can only have limited roll in overseeing the development. The Municipality can only address what is covered by code.

**Questions & Answers:**

Q: Does Discovery Construction have to replat the property that was purchased on the corner of Wesleyan and Bryn Mawr prior to making it into a road?

A: Not sure. Discovery can use land use agreement. This will be considered a driveway and not a public road, so does not have to meet the same requirements.

Q: There will be traffic impact in and out that has not been addressed by the Traffic Impact Analysis. Based on current traffic and the distance from Northern Lights, the new development across the street from Wesleyan, the influx of drivers from 86 new apartments, the affect to morning and evening traffic to the area and other issues there will be heavy impact on the traffic flow within all of College Gate neighborhood. How can this be allowed?

A: Property rights in Anchorage are strong. To lower the zoning level of the area is very expensive, and the developer is staying within the specified density for the zone level. The traffic impact analysis would have to calculate in the anticipated growth in the area. Some areas with our traffic do not have traffic signal, but we do have one at Northern Lights and Wesleyan.

Q: The impact to the bike trail, the traffic back ups caused by the increased traffic will put our kids at risk. What can be done about this, and who will bear the cost of addressing these issues.

A: If there are changes required, such as an extra turn lane out of the neighborhood, these costs will be the responsibility of the developer. This is a new practice. The city previously had to bear the costs.

Q: If the development goes in and we're stuck with a problem, how is this handled? The traffic impact analysis has not addressed many of the issues. They have based their findings on a July traffic count, and our traffic is heavier during the school year. We have East High School, UAA and the ASD building in our area.

A: Mayor Begich will research the Traffic Impact Analysis and get some answers regarding these concerns. If a problem happens after the development they are left as problems that must be resolved at the city expense.

Q: The Castles of Bryn Mawr has 32 units and with the new development there will be an additional 86 units for a total of 632 trips a day. There is a cul-de-sac with a 19.4 foot road to handle this load. Where is the control?

A: Residential commercial such as this development are not controlled by road rules. Site condo developments have been permitted to this since there are no rules.

Q: The intersection at Wesleyan and Northern Lights is not permitting good flow.

A: One remedy could be to add staged turns at the light. However, this could actually end up backing up more traffic. It is best to try and stay with the current traffic regulators and find other ways to improve traffic flow.

Q: Can we take away Discovery Construction's temporary access to Northern Lights? It was supposed to be for clearing the lot and that has been completed?

A: Not sure.

Q: How will the fire and emergency access work for this development? The access roads are full of turns.

A: **The fire department members at the meeting were unable to address this, and Mayor Begich was not sure either?**

Q: Discovery has been given secondary fire access through College Alps neighborhood. Is this appropriate? The access would be across the area where snow removal is stored by College Alps Condo Association.

A: Mayor Begich will review whether this fire access will infringe on College Alps property owner rights.

Q: Also, the developer has stated that he will not provide a gate to limit the access from his development through College Alps to emergency equipment only. This would permit the 86 unit development access to an area that is currently neighborhood parking, driveway, snow and trash removal area and used by residents to back out of their garages.

A: If it is determined that this fire access does not infringe on College Alps property owners' rights and the access is permitted, the developer would be responsible for providing the gate between the developments to limit access to emergency equipment only.

Q: Why is this coming under the site condo regulations? It is an apartment complex?

A: This is developed as apartment buildings and has been designed for future date of resale (as condos).

The Title 1 design standards should be considering generational development, so that those things built today will hold their value and be useable by future generations. Mayor Begich recommends that we as residents of Anchorage get involved in the Title 21 discussions and make sure that we aren't asking ourselves down the road, "why did we build this?"

Also, there is a new link on the MOA website that permits you to reach code enforcement online. Use this to report junk cars, fresh trash spills, etc. It permits instant reporting and lets you track your request.

Mayor Begich will follow up on the following questions/issues and give a status report to Susan Klein in 24 hours:

- Traffic Impact Analysis
- The Northern Lights – Wesleyan Drive intersection
- Traffic going to Tudor via Wesleyan Drive in College Gate
- Fire Access for the development
- Secondary fire access through College Alps subdivision interference with snow storage and possible infringement on College Alps property owner's rights.

Jennifer Payne from Dowl Engineering reported:

48<sup>th</sup> Avenue/Boniface Parkway Extension (Tudor Road to Bragaw Street) will have a second public meeting on April 16, 2007 at 4700 Bragaw Street and starting at 7 PM.

40<sup>th</sup> Avenue Extension from Dale to Lake Otis.

- Requires a plan for traffic calming since all driveways between Dale and Piper go directly into 40<sup>th</sup>
- Currently the plan is very early in the design process
- 40<sup>th</sup> would be a designated collector
- All of the 40<sup>th</sup> right of way will be from north side in order to preserve homes and not cause yard property to be lost.

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#### 42<sup>nd</sup> and Folker

- Add a traffic diverter at Folker and 42<sup>nd</sup> intersection in order to divert traffic from 42<sup>nd</sup> Avenue?
- 40<sup>th</sup> would be a designated collector
- Drivers from the west of 42<sup>nd</sup> diverted north at Folker toward E. 40<sup>th</sup>; drivers from the east side of Folker will be diverted south toward Tudor.
- Laurel, Folker and Wright would have access onto 40<sup>th</sup>
- All right of way from north side should preserve homes and not cause homes to be lost.

#### Craig Valentine on the state of Chester Creek reported:

Amount of phosphate in the creek is down probably due to fewer fertilizers being used on lawns. In past years there have been heavy metals found in the area where the creek crosses Muldoon. A student performed a study of this area last year and no heavy metals were found.

In past years there were big problems with Oxygen and E. coli. The cause of this was located and clean up occurred. A heavy concentration of Ecoli has been found again, and the cause has not been located. The Oxygen concentration has started to flip in the past few years and is not as good as it was.

#### Assemblyman Dick Traini reported:

Ken Stout was defeated for re-election to the Assembly.

Susan Klein recognized Ken Stout's contribution in getting Bob Kniefel to do a Traffic Impact Analysis for the Northern Lights – Wesleyan area in regards to the Bryn Mawr apartments.

#### Rescue Mission

- Mayor Begich said he'll work with Barbara Garner on the issue surrounding the Rescue Mission.
- Traini still does not think that the Ernie Turner Center is a solution. The Rescue Mission should leave our area.

#### Bragaw extension

- The road bond includes an environmental impact study for the Bragaw extension through UAA.

#### Title 21 Meetings

- Go to the Title 21 Meetings! The developers are going, and you need to voice opinions.
- Find out schedule and location on muni.org

#### FCC Report – Tim Neale Reported:

- Looking for ideas for the website.
- Please take a look and send suggestions to email address on website.

Meeting adjourned at 8:50 PM