



Scope Permitting and Engineering, LLC

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Dear Friends and Neighbors in the surrounding area of the subject property,

We are looking to rezone the properties located along 24th Ave just West of Lake Otis Parkway and South of 24th Ave. The properties legal addresses are defined as CHESTER CREEK PARK #1 TR C Lot 4-9 and T13N R3W SEC 20 SE4SE4 PTN, with parcel IDs 003-171-(10-15) and 003-186-59-000 respectively. As you all should know the 2040 Landuse Plan identified this property as medium density housing so we are looking to rezone the property to match that designation defined as R-3: Mixed Residential District Zoning. The lots are currently R-2M and R-1 and to meet the 2040 Landuse plan we are required to rezone to allow the intended use.

We are presenting at the November 4, 2024, Rogers Park Community Council Meeting to hopefully gain the support of the RPCC when moving forward through this rezoning process. We are willing to listen to opportunities that neighbors in this area could envision for this property. Please email us at your earliest convenience at scopepne.ron@gmail.com with any possibilities you may have.

We are looking to submit the rezoning to the Municipality of Anchorage once this Public meeting takes place. Once we complete this rezoning entitlement process it should allow development as intended on this property. We hope you could take a few minutes to respond and offer your support or express other opportunities you can envision for the properties.

PROPERTY LEGAL DESCRIPTION:

Subdivision: CHESTER CREEK PARK #1 TR C Lot 4-9 and T13N R3W SEC 20 SE4SE4 PTN

PROPERTY IDs:003-171-(10-15) and 003-186-59-000

We are hoping that you can join us at the Rogers Park Community Council meeting, Monday, November 4, 2024 at Rogers Park Elementary School Library, 1400 E Northern Lights Blvd, Anchorage, AK 99508 at 7:00-9:00 PM.

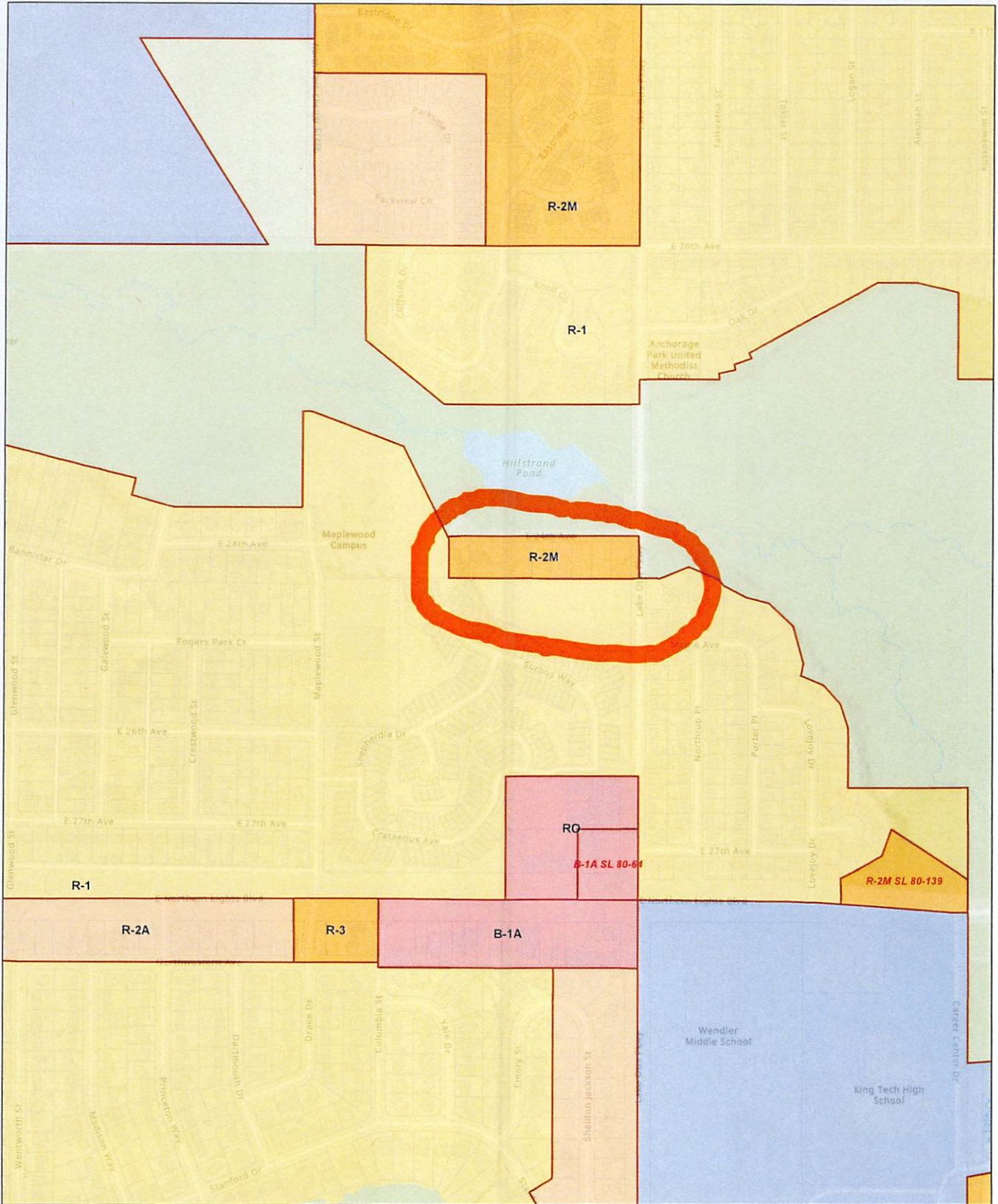
All interested parties are encouraged to email me and/or come and present ideas for the site for the future. We will consolidate the ideas and be presenting a proposed rezone to change the property to R-3: Mixed Residential District based upon all the information we gather. You will be allowed a chance to make your suggestions or concerns known by either e-mail prior to the meeting or at the meeting.

If you cannot attend or would like additional information on the project, please contact Scope Permitting and Engineering, LLC at scopepne.ron@gmail.com.









Ron Thompson, P.E

Scope Permitting and Engineering, LLC.

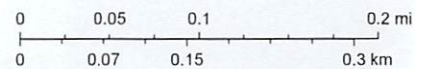
MOA Zoning



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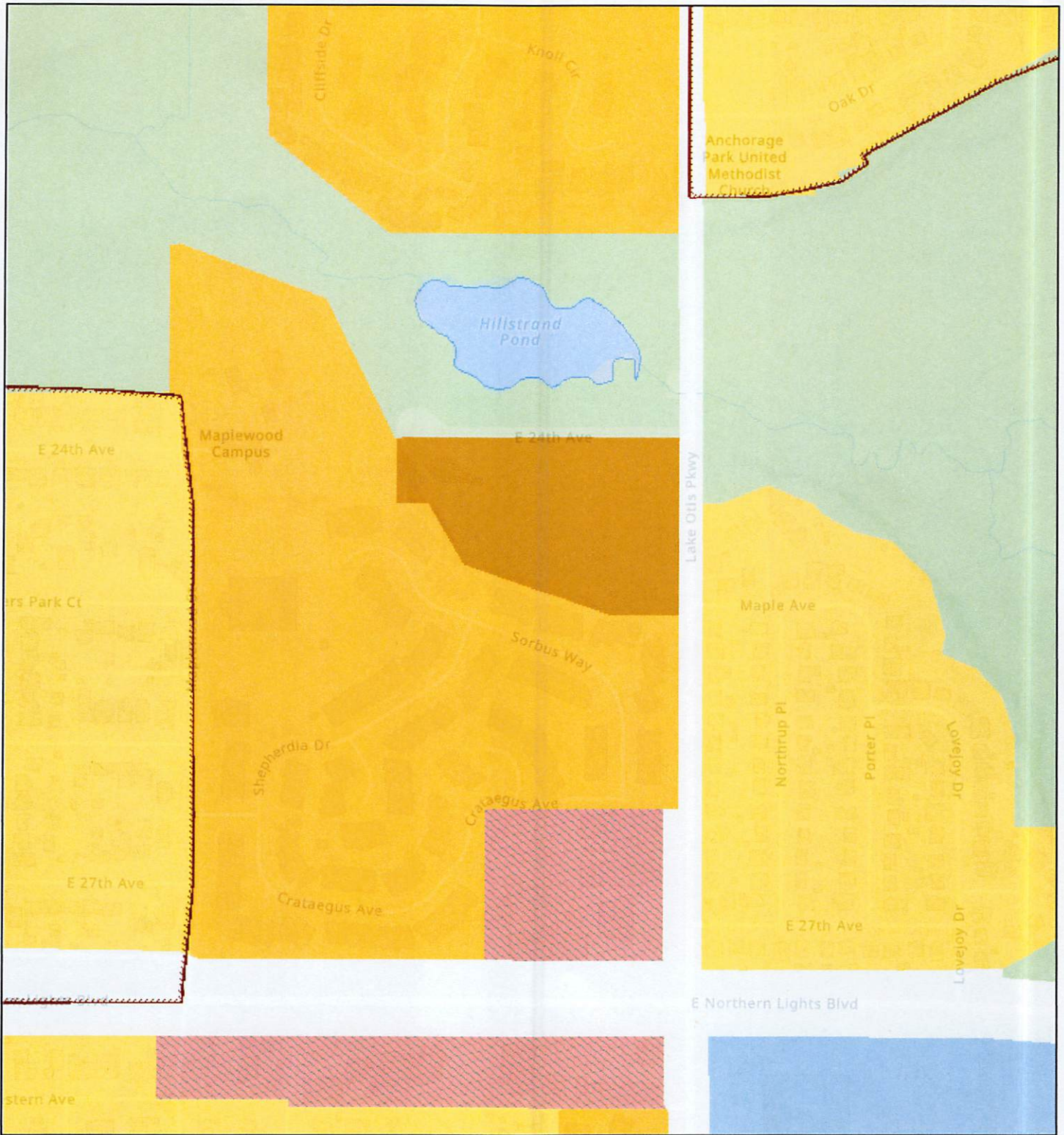
- | | |
|---|---|
|  Zoning Outlines |  Commercial |
|  Single Family Residential |  Public Lands and Institutions |
|  Two Family Residential |  Parks |
|  Multiple Family Residential |  PropertyInformation_Hosted |

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Anchorage 2040 Land Use Plan Map



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Anchorage 2040 Land Use Designations

- Single-Family and Two-Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Main Street Corridor
- Park Or Natural Area

Community Facility or Institution

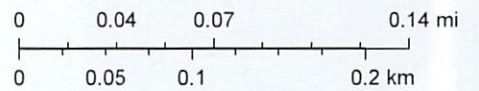
Water Feature

ROW (White)

Growth-Supporting Features

Traditional Neighborhood Development

Anchorage 2040 Land Use Plan Boundary



Esri, USGS, FEMA, Kenai Peninsula Borough, Matanuska-Susitna Borough GIS, Municipality of Anchorage, State of Alaska, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Location

- Areas with a mix of single-family and low-intensity multi-family housing;
- Areas that provide a transition from more intense uses or traffic volumes to lower-intensity residential areas;
- Areas in a quarter-mile walking distance of schools, parks, transit, and local services;
- Areas accessible to major streets without travel through less-intensive uses; and
- Areas distant from high-intensity uses, such as City Centers, and that have developed with smaller lot sizes and lower-than-medium housing densities.

Compact Mixed Residential-Medium

This designation provides for multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood. It makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers.

Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit service.

Uses

- Townhouses, garden apartments, and other forms of low-rise apartments.
- Single-family and two-family residences are allowed. New single-family development

is encouraged to be compact—i.e., on small lots or mixed with other housing types (to use multi-family residential land and public infrastructure efficiently).

- Accessory dwelling units may also occur.
- A neighborhood-wide mix of housing types, unit sizes, and household incomes.

Character

- Primarily two to three story buildings.
- Landscaped yards, off-street parking, and common open space in developments.
- Infrastructure investments focus on streetscape and sidewalk improvements, and connections to nearby amenities.



Townhouses, with Each Unit Having its Own Rooftop, Front Entry, and Landscaping



Low-rise Apartments, with Three Stories above Partially-underground Garage



Three-story Apartment on a Small Infill Lot, Oriented to Sidewalk

- Areas within a quarter-mile walking distance of Town Centers and City Centers may allow a fourth story or additional compact housing units, subject to additional compatibility criteria.

- Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

Density

- 10 to 30 housing units per gross acre, with 15 or more near Centers or Transit-supportive Development corridors;

Zoning

- R-3 primarily; R-2M to assist transition areas between different zoning districts.
- New R-3A (mixed-use variation of R-3) district in “Residential Mixed-use Development” areas (Section 2.3).

Location

- Areas with existing apartment housing;
- Areas of transition between higher-intensity uses and lower-density neighborhoods;
- Areas accessible to arterials without traveling through less-intensive uses;
- Areas in walking distance of schools and other community facilities, transit routes, shopping and employment;
- Areas positioned to provide more housing within a quarter mile of Transit-supportive Development corridor bus routes or near Town and City Centers ; and
- Areas positioned for redevelopment and designated by an adopted plan for medium-intensity use.

Urban Residential-High

This designation provides for urban living opportunities close to major employment centers—Downtown, Midtown, UMED—and contributes to the vitality of City Centers by concentrating new housing nearby.

Uses

- Apartment buildings, condominiums, and townhouses.
- New single-family and two-family development is compact, such as small-lot housing or mixed-density projects, to make efficient use of public infrastructure and multi-family lands near City Centers. Retention of existing single-family homes is allowed.
- Limited ground-floor commercial space within residential projects.
- A neighborhood-wide mix of housing types, unit sizes, and household incomes.
- Small urban parks and green spaces in support of higher density housing.

Character

- Buildings generally three to five stories high. Taller buildings may be allowed within large development sites.
- New projects can maximize the locational advantages using structured parking, less parking, and a multi-story design.
- Developments typically provide common open space and shared amenities.



Multi-story Residential Apartments near Downtown



Apartments over Parking on a Greenway

- Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).