

POWDER RUN MULTI FAMILY HOUSING DEVELOPMENT CONDITIONAL USE PERMIT

Virtual Community Meeting

April 15, 2020



MEETING PROTOCOL

Thank you for joining us today!

- Please stay muted until LaQuita indicates it is okay to unmute
- LaQuita will respond to all questions upon the conclusion of the presentation
- You can ask questions in writing via Skype for Business instant messenger, Facebook Messenger, or email (see bottom of slide)
- Questions asked in writing during the presentation will be repeated and answered following the presentation first
- After that, LaQuita will open the line for all other questions and comments from folks who did not first put those in writing
- Please take our survey after the meeting to help us improve the online meeting experience

PROJECT TEAM

Tim Jacques, 3MJ Development, LLC

Gray Mesick, 3MJ Development, LLC

LaQuita Chmielowski, DOWL

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We appreciate your patience as we all learn how to bring public meetings online. The audience will be muted during the presentation.

After the presentation has concluded, questions and comments submitted in writing via Skype for Business instant message, Facebook Messenger, or email (Lchmielowski@DOWL.com) will be addressed in the order in which they were received. After that the audience will be unmuted for additional questions or comments to be given verbally.

MEETING PURPOSE

- To share the conceptual site and building plans for the Powder Run project and receive stakeholder input.
- This site is zoned GR-1, Alyeska Highway Mixed Residential. Per AMC 21.09.050 table 5, four units per acre are a permitted use; additional units can be allowed with a Conditional Use Permit.
- Because this property spans more than one acre, five units is a permitted use. Additional units require a CUP. The total number of units for this project has yet to be finalized; we are currently planning on 8-9 two-story units.



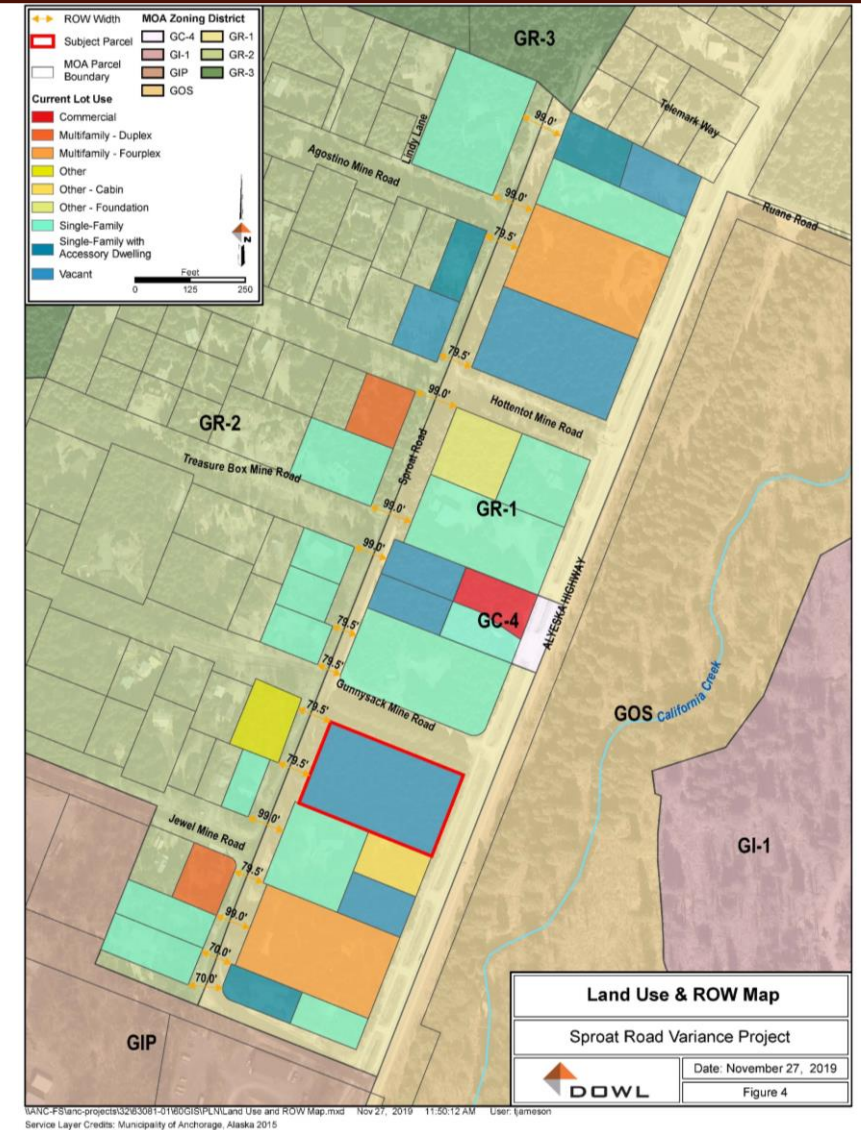
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PROJECT LOCATION

- US Survey 3042, Lot 2, T10N, R2E, Section 19, Seward Meridian
- Northwest corner of Gunnysack and Alyeska Highway
- Approximately 1.5 acre site
- Zoned GR-1, Alyeska Mixed Residential



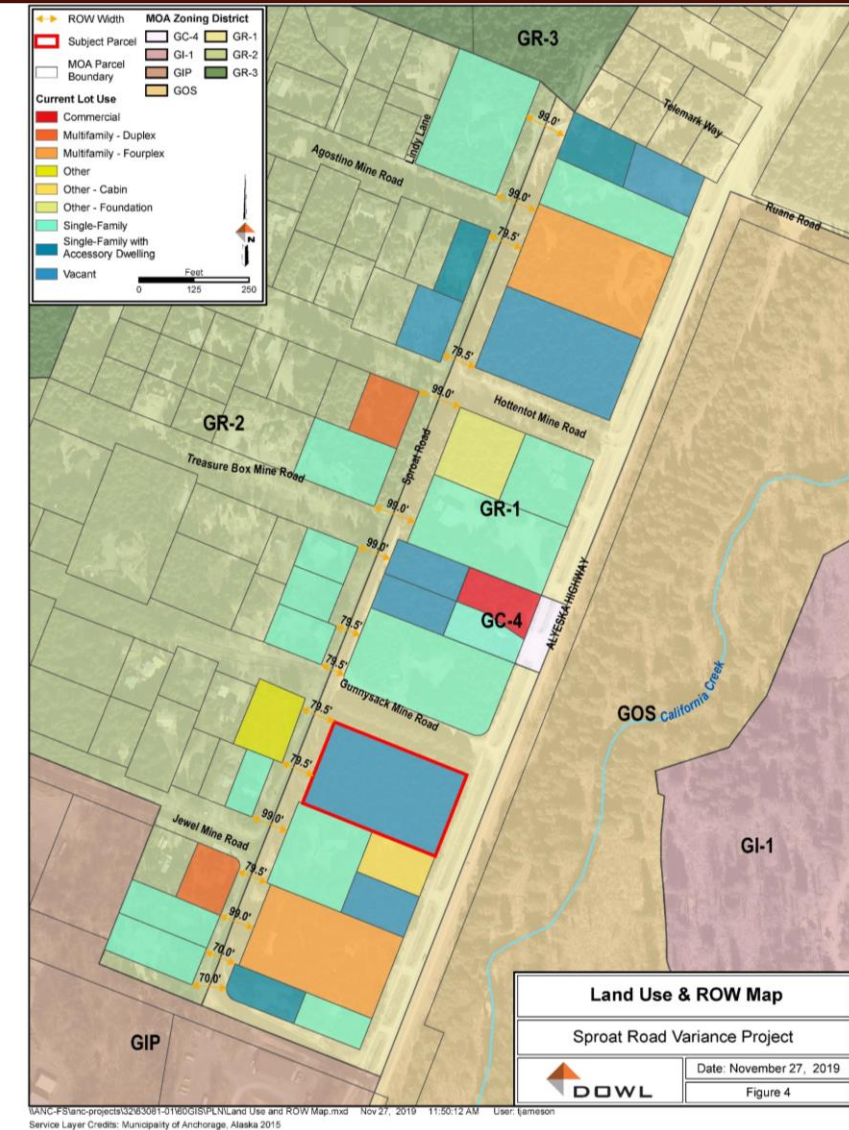
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SPROAT ROAD VARIANCE

- Sproat Road Variance was granted
- Upgrades are required along property frontage
- Roadway Improvements along the property frontage will include:
 - 20 foot wide RAP roadway
 - 2 foot gravel shoulders on either side
 - Five foot wide separated pathway



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PARKING CALCULATIONS

	Parking Requirement	Calculated Parking	Total Parking Spaces
3-Bedroom Units	1 parking space per 1 studio or one bedroom unit 0.5 spaces per additional bedroom	2 parking spaces x 9 units	18 spaces
Guest Parking	0.10 parking spaces per dwelling unit	0.10 x 9 units	0.9 spaces
Overflow Parking	15% of required parking	0.15 x 18 units	2.7 spaces
TOTAL REQUIRED PARKING			22 spaces
<i>TOTAL PROVIDED PARKING</i>			<i>42 spaces*</i>

* Consist of 2 spaces in each garage, 2 spaces in each driveway and 6 additional parking spaces on site

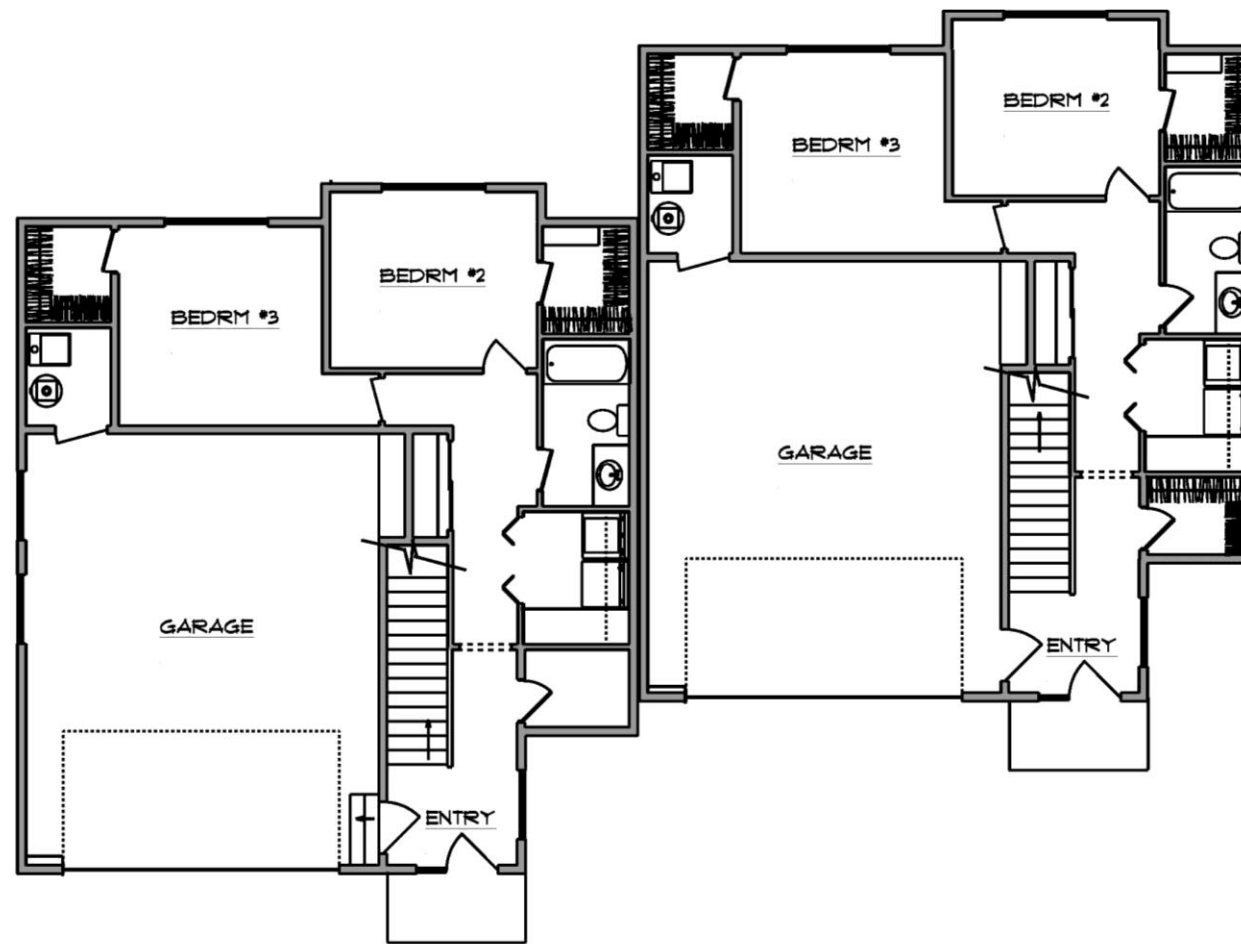
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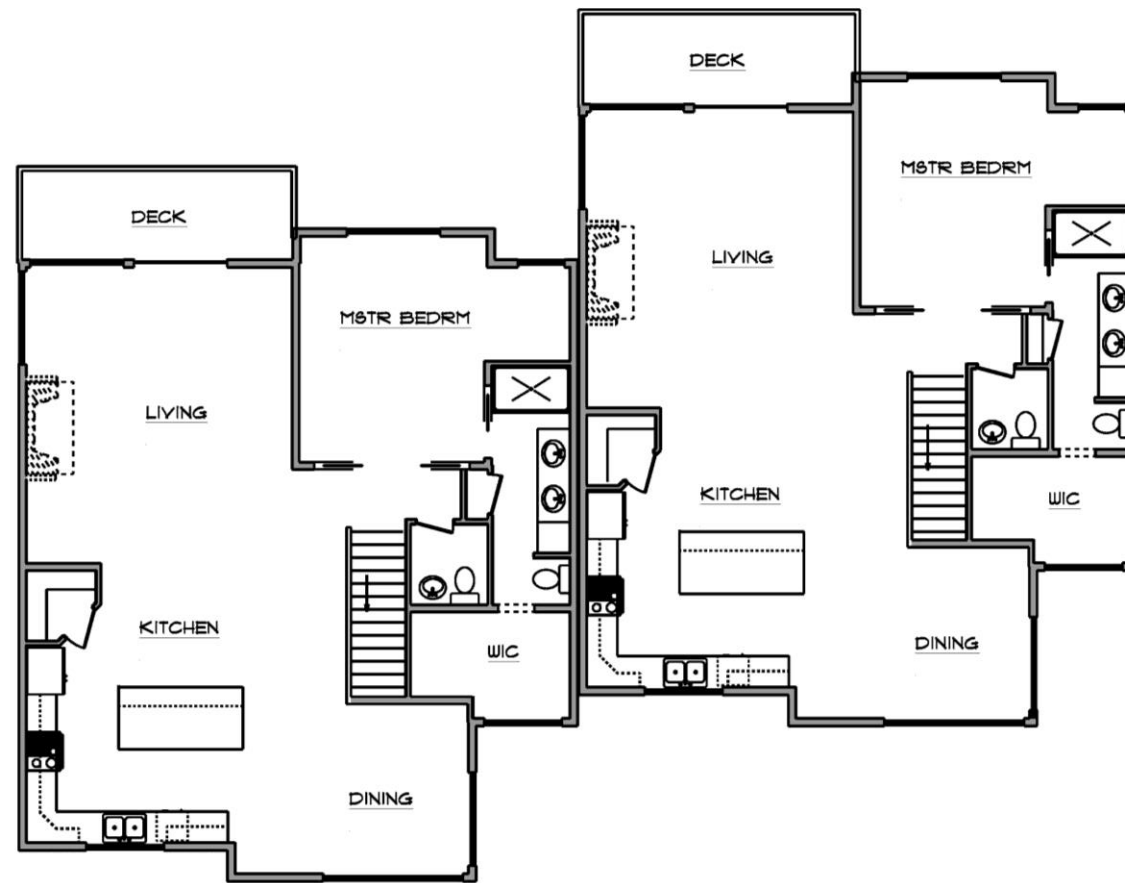


FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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CONDITIONAL USE PERMIT PROCESS & PUBLIC INVOLVEMENT

- CUP application will be submitted on April 27, 2020 to be heard at the July 6th Planning & Zoning Commission Hearing
- Public comments heard today will be incorporated into CUP application
- Public comments can also be made via the Municipality of Anchorage City View Portal. Approximately two weeks after the application has been submitted, the application will be available online, here: <http://www.muni.org/CityViewPortal/Planning/Locator>

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THANK YOU...

Any questions or comments? Please call or email
LaQuita Chmielowski: Lchmielowski@DOWL.com; 907.562.2000