

July 18, 2024

Craig H. Lyon
Planning Director
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Dear Mr. Lyon,

This memo is a request for an administrative approval of a change to a dimensional requirement in the building design standard section of Title 21, Chapter 9, for the Phase 2 Commercial Building portion of the Glacier City Center Development in Girdwood, Alaska.

The owners of the Glacier City Center Development are constructing a small commercial building in the southeast corner of the site along Hightower Road in conformance with the property's Development Master Plan. (Refer to Planning and Zoning case 2024-0022.) The 4,048 SF building will contain a tasting room, eatery, coffee shop, and mechanical mezzanine.

The zoning for the parcel is gC-8 (New Townsite North Commercial). The property is encumbered by a 10' T&E easement and a 15' CEA electrical easement along Hightower Road. Utility locates performed for the Phase 1 Residential Development have confirmed the existence of electrical lines in the 15' CEA easement beyond the limits of the 10' T&E easement.

The front yard setback for the gC-8 zoning district is 16' minimum / 20' maximum per Table 21.09-6: Table of Dimensional Standards Girdwood Commercial Districts.

Per 21.09.080.F.4.d, "to the maximum extent feasible, commercial buildings in Girdwood are required to have a covered arcade along any street frontages. Arcades and roofed walkways are required to have 8'-0" minimum clear space between arcade columns and the building wall per item iv. of this code section."

With the building at the edge of the maximum front yard setback (20' from the property line), the distance between the CEA easement and the building is +/- 4' - 6" at the southeast corner of the building and +/- 5' - 0" at the northeast corner of the building. As mentioned above, there is at least one electrical line in the CEA easement beyond the 10' limitation of the T&E easement. The result is a reduced arcade width of 4'-6" clear. In keeping with the intent of the arcade outlined in 21.09.080.4.d, the entire walkway will be protected by a roof overhang. The arcade will otherwise comply with Title 21 Chapter 9 as indicated on the attached site plan

Thank you for your time and consideration of this matter.

Respectfully,



Deanna Nafzger, AIA, LEED AP
Partner + Architect
Spark Design, LLC

Please sign below if you concur with the above requested dimensional modification to the building design standard required in 21.09.080.F.4.d Arcades and roofed walkways, item iv Clear space as described above and illustrated in the attached site plan.

Signature: 

Craig H. Lyon, Planning Department Director
Municipality of Anchorage

Date: 8-29-24

GIRDWOOD DEVELOPMENT
Girdwood, Alaska

SITE PLAN

07.08.2024

