



R I D G E V I E W

J U N E A U , A L A S K A

Summary

Changes to the Preliminary Plan

1. Minimal changes to Open Space & Parking (still exceed CBJ required minimums)
2. Moved Unit Lot D to Phase 1 (72 units vs. 96 units)
3. Staff recommendation for unique name (Seymour Way)

Revisions to 11/14/2022 ARF Application

- A. Plat Note regarding Vegetative Barrier
- B. Named E/W road: Woodland Hills Drive

Open Items

- USPS recommendation for mailbox location
- Timing of Alaska DOT's improvements at Egan/Old Dairy intersection

Open Space

Open Space Analysis

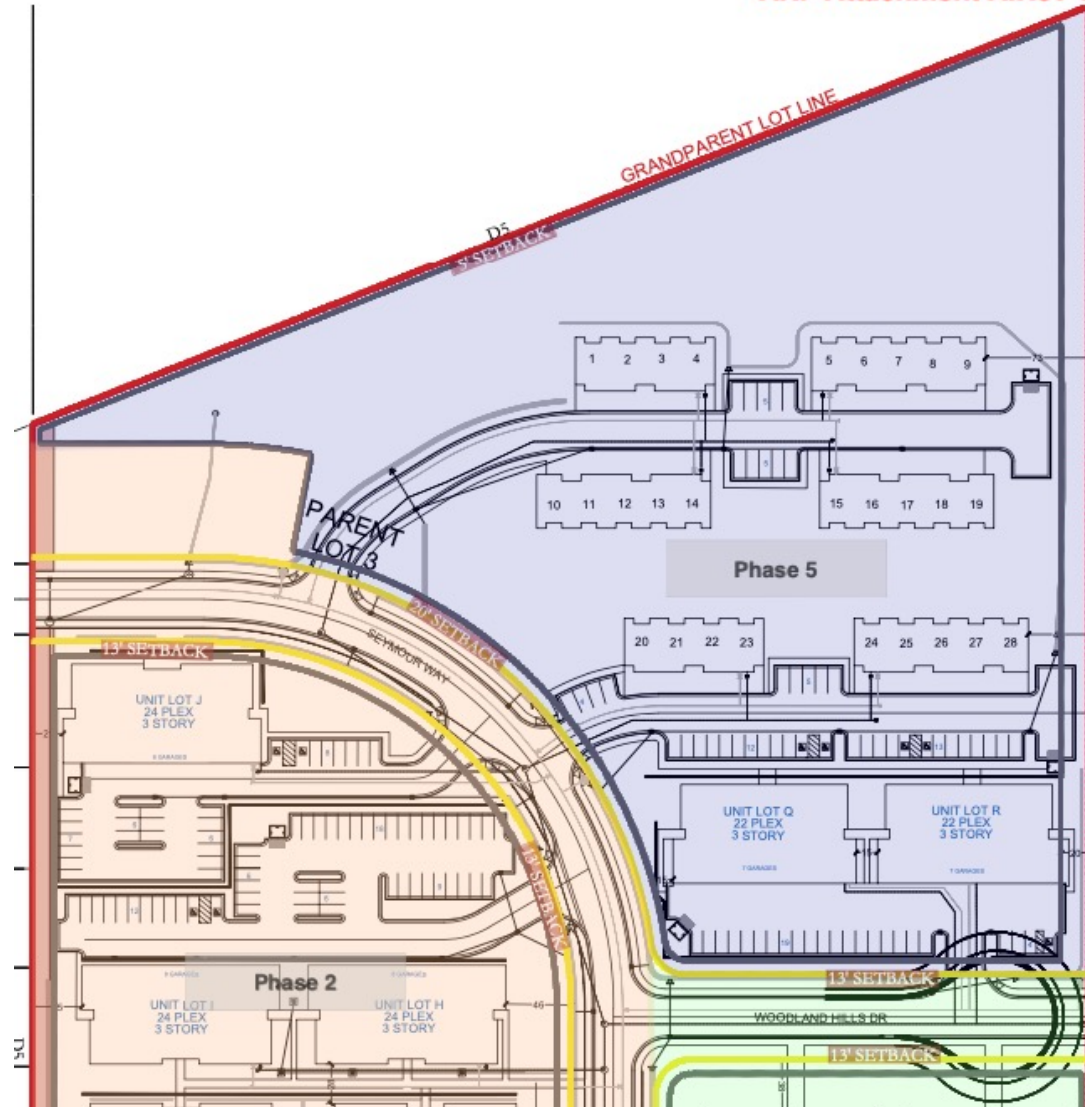
ARF Attachment C.Rev 1

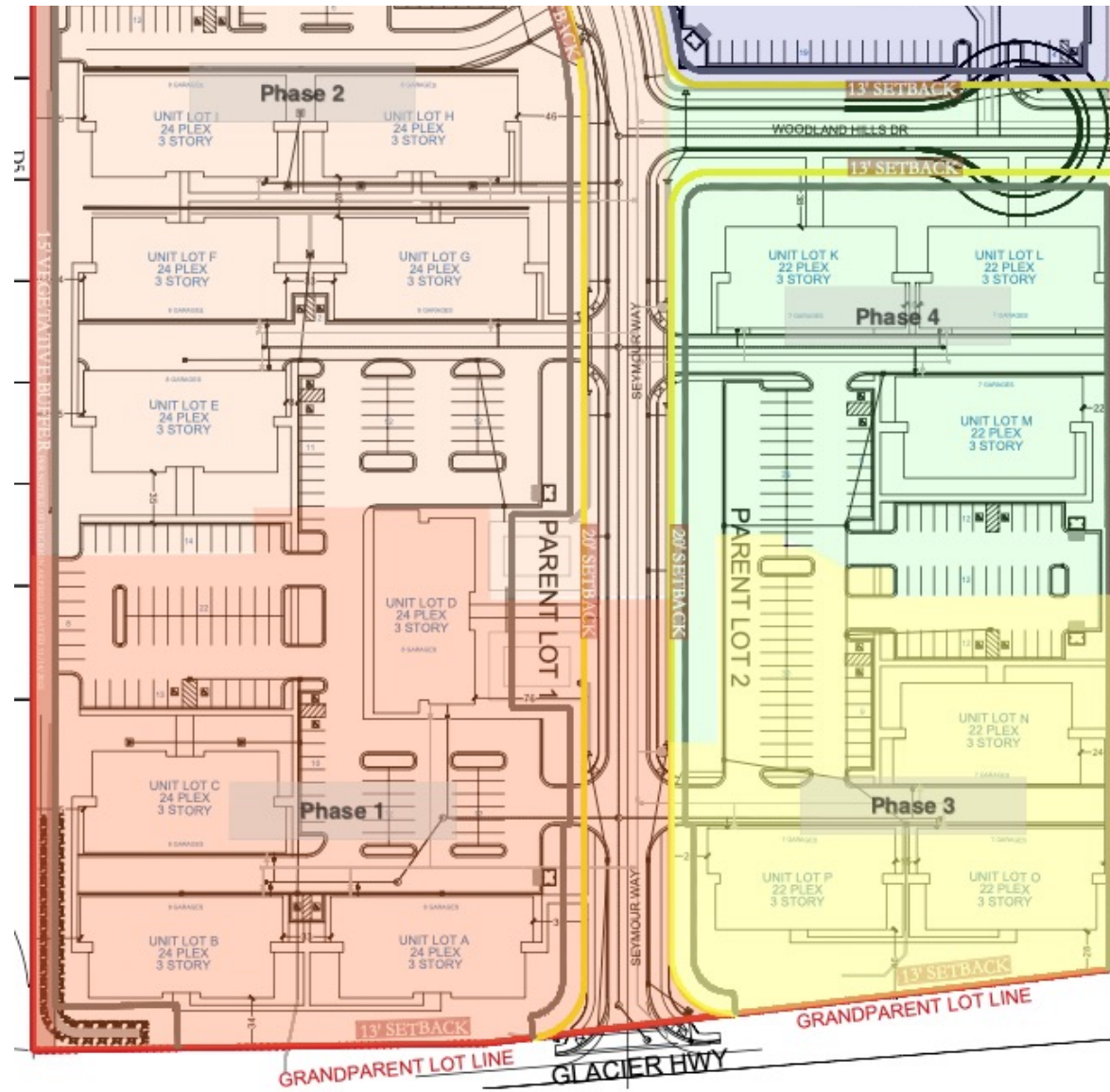
Parent Lot, Phase	11/14/22 Submittal			12/06/22 R1 Submittal			% Change
	Total Area	Open Space Area	% Open	Total Area	Open Space Area	% Open	
Parent Lot 1	327,598 SF	100,170 SF	30.6%	327,580 SF	101,378 SF	30.9%	1.2%
Parent Lot 2	173,667 SF	52,237 SF	30.1%	173,667 SF	52,611 SF	30.3%	0.7%
Parent Lot 3	294,101 SF	184,201 SF	62.6%	294,101 SF	182,899 SF	62.2%	-0.7%
Total	795,366 SF	336,608 SF	42.3%	795,347 SF	336,889 SF	42.4%	0.1%
Public 60' Right of Ways*	63,202 SF			63,221 SF			
Total All	858,568 SF			858,568 SF			
19.71 Acres							

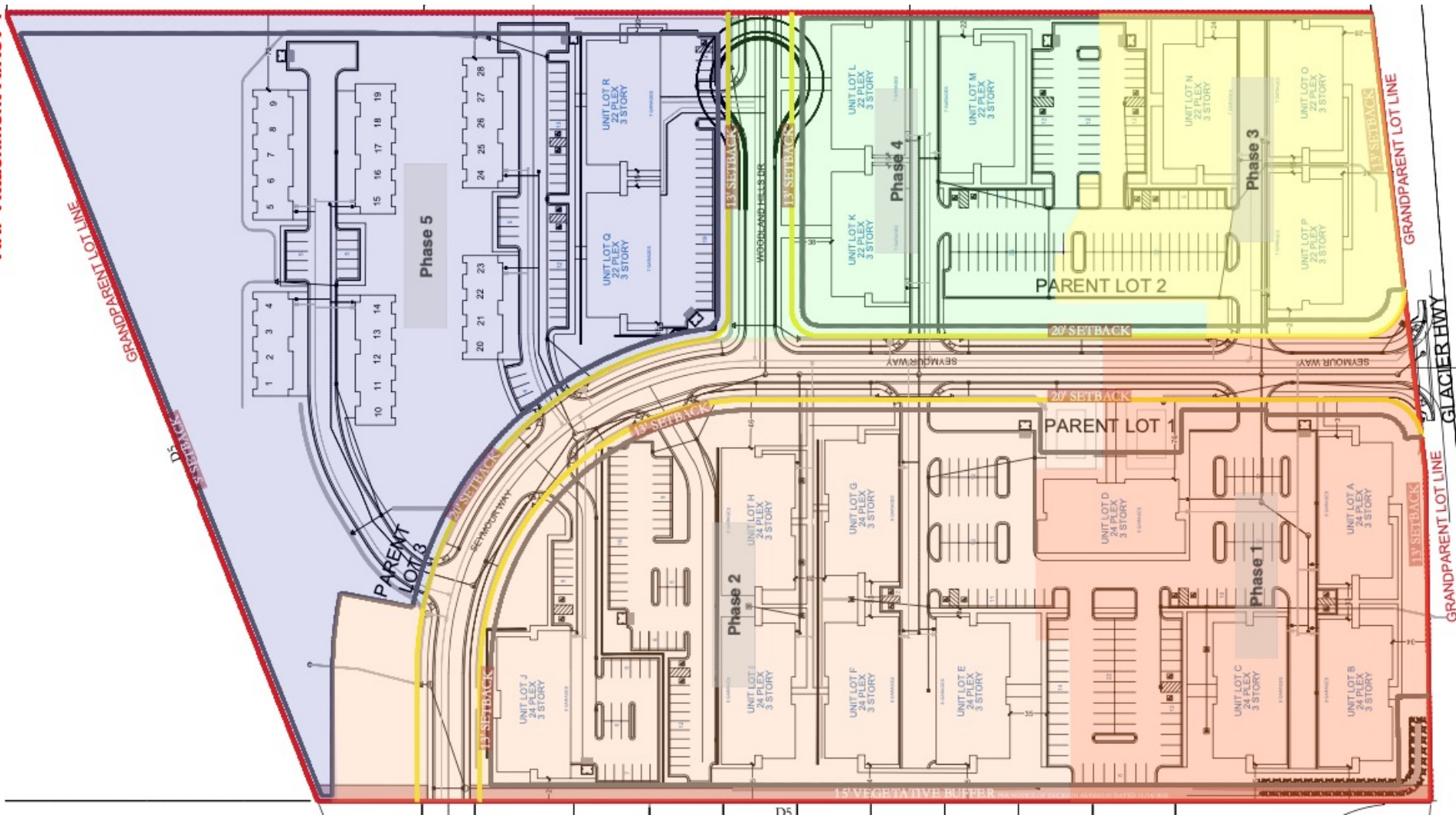
Parking

	Required Parking	Parking Provided	Garage Parking	Surface Parking
Phase 1	112 stalls	113 stalls	32 stalls	81 stalls
Phase 2	168 stalls	175 stalls	48 stalls	127 stalls
Phase 3	75 stalls	76 stalls	21 stalls	55 stalls
Phase 4	75 stalls	76 stalls	21 stalls	55 stalls
Phase 5	50 stalls	81 stalls	14 stalls	67 stalls
Townhomes	56 stalls	58 stalls	28 stalls	28 stalls
Total Parking	536 stalls	559 stalls	164 stalls	395 stalls

ARF Attachment A.Rev 1









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