



CHUGAACH CROWN

DEVELOPMENT PROPOSAL



Downtown Anchorage

Anchorage International Airport

Chugach Crown Proposed Site





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CHAPTER 1

Rezoning, Housing, Community Impact & Safety

Anchoring Anchorage's Future

Rezoning Request

From R10 to B3:

Our rezoning request is the cornerstone of our vision for Chugach Crown. It's not just about changing land use; it's about fostering a community that serves all of Anchorage.

Current R10 Zoning

Restrictions

Limited to campgrounds, education centers, and sparse residential development.

Economic Impact

Each vacant land or lot sale could cost upwards of \$1 million per parcel, making it inaccessible to many.

Proposed B3 Zoning

Opportunities

A vibrant mixed-use area with workforce housing, commercial spaces, and both for-sale and for-rent market-rate homes.

Economic Benefits

Lower development costs, increased job creation, and a boost to the local economy.

Environmental Considerations

To align with EPA's upcoming well restrictions, we need project approval by 2023. Without it, we face a \$22 million utility connection cost. Our goal: cost-effective commercial well drilling.



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CHAPTER 1

Housing & Its Impact on the Community

Anchoring Anchorage's Future

Affordable Housing



Workforce Housing Units

75 units with a rent cap of \$800 per month, all-inclusive. This ensures that those who work in Anchorage can also afford to live in Anchorage.

Diverse Housing Options

Mini Condos

Flexible options for sale or long-term lease, catering to both individuals and small families.

Townhomes

35 units ranging from 1200-1750 sq ft, offering a balance between apartment living and standalone homes.

Homes

25 units ranging from 2100-2700 sq ft, catering to larger families or those desiring more space.

Economic & Social Benefits

Job Creation

Housing construction and subsequent commercial spaces will create jobs.

Local Economy Boost

Increased residents lead to increased local spending.

Community Building

Diverse housing promotes inclusivity, connecting residents of all backgrounds and incomes.

CHAPTER 1

Safety Initiatives

Anchoring Anchorage's Future

Safety is paramount in any community development, and Chugach Crown is no exception. We've integrated several safety measures to ensure the well-being of our residents and the surrounding environment.

Firebreaks

Strategically placed to prevent the spread of wildfires, protecting both our community and the adjacent Chugach State Park.

Retention Pond

Designed for Firewise prevention and recreation, this pond will also serve as a reservoir for emergency firefighting efforts.

Helicopter Pad

Positioned to assist with emergencies in both our community and the neighboring state park.

CHAPTER 2

Vision of Chugach Crown

Anchoring Anchorage's Future

A destination, not just a development.

CHAPTER 2





Imagine a community where the rustic charm of Leavenworth, WA meets the upscale allure of Vail, CO, all while capturing the essence of Girdwood, Alaska.

Chugach Crown is not just a real estate development; it's a destination. A place where families, tourists, and adventurers come together. Unlike Girdwood, which is an hour's drive from Anchorage and often affected by adverse winter weather conditions, Chugach Crown offers better accessibility and convenience for Anchorage residents.

Features

Outdoor Activities

Ski slopes for all skill levels, snowboarding parks, cross-country trails, ice climbing adventures, snowmobile excursions, and heated outdoor relaxation spots.

Indoor Amenities

World-class spa facilities, fitness centers, indoor climbing walls, and family entertainment zones.

Features

Dining and Nightlife

Experience culinary delights, live music, local brews, and wines in a setting that's uniquely Alaskan.

Cultural Experiences

Walk through Bavarian-themed village streets, immerse in indigenous heritage, and partake in local crafts and festivals.

SWOT Analysis

Strengths

Sustainable housing fuels Anchorage's economy.

Weaknesses

Balancing vision with traditionalist concerns.

Opportunities

Tourism magnet with inclusive community standards.

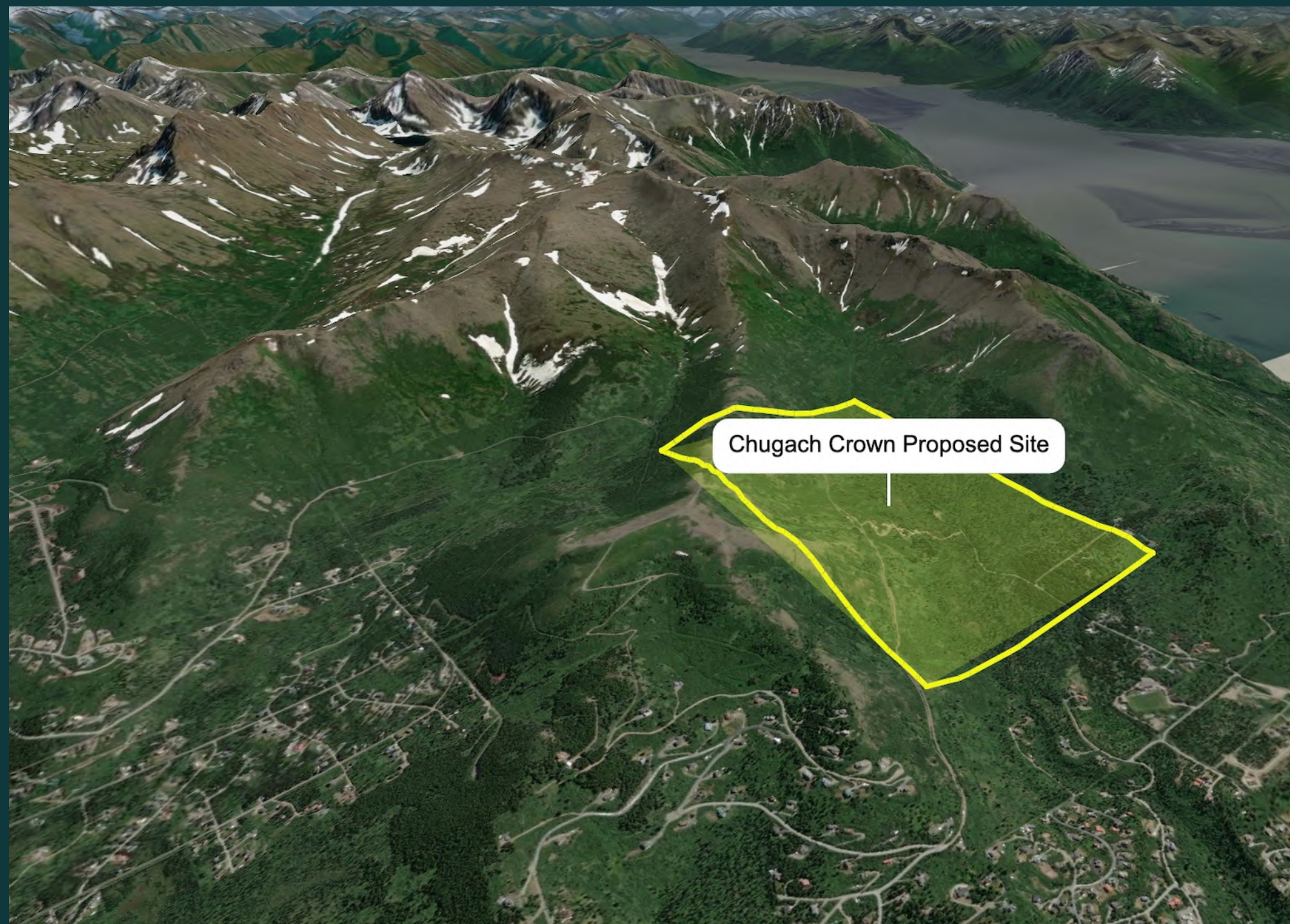
Threats

Urban challenges and evolving land use policies.



CHAPTER 2

Thank You



Shaping Anchorage's Legacy

Chugach Crown represents not just another development, but a profound vision for the future of Anchorage. It embodies the aspirations of a city on the cusp of transformation, merging the ideals of sustainability, inclusivity, and community vibrancy. This project is a testament to what Anchorage can achieve when innovation meets intent.

We stand at a pivotal moment, and the Anchorage Assembly has the power to shape this dream. By embracing Chugach Crown, we can collectively craft a legacy that resonates for generations. We urge the Assembly to join us in this journey, turning visionary dreams into tangible realities for the entire community.



GET IN TOUCH

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