

# General Public

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## Land Use Plan Map

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**From:** Seth Andersen <arete.seth@gmail.com>  
**Sent:** Wednesday, November 2, 2016 12:44 AM  
**To:** Land Use Plan Map  
**Subject:** 2040 plan comments

Good Evening.

Great job in following through on LUPM changes and the 2040 plan!

A few comments for your consideration:

a. There is an area north of DeArmoun Road between Mainsail and Arboretum that is currently zoned R6 but is subdivided similar to R1 lot sizes. R6 requires minimum 1 acre and 2 acre parcels for single family and duplex respectively. The referenced neighborhood is developed as single family and duplex residences with subdivided lot sizes typically between 10,500 and 16,500 SF (a few larger but none conforming to R6 min). My suggestion is to change the LUMP designation to R1 use/density. The reason for the suggested change is because there are still vacant lots in this neighborhood and some lots are undergoing additions or demo and reconstruction. because the lot sizes are non-conforming and are so small they can not conform to R6 setbacks, each property owner has to apply for variances. It would be great if the LUPM and zoning could be updated to match the existing built/subdivided condition to facilitate and simplify future permitting and development.

b. This is maybe a T21 comment but the 2040 plan could setup support by including in the Actions Checklist- Current trends and markets put value on commercial amenities in neighborhoods. The only residential district that allows commercial is Urban Residential High and the amount of commercial at 5% is pretty small to be useful unless it is a large development. In the 2040 plan can you set the stage for allowing higher percentage or a different criteria? one option would be to encourage by allowing x sf of commercial per block or per acre. If the area of commercial on any one block is already used up there can be no more created? R3 neighborhoods could similarly benefit from neighborhood amenities, maybe smaller ratio of commercial per block than R4 is appropriate. B1A has proven to be a very effective zoning to create neighborhood authentic neighborhoods but we have no way to make any more B1A or similar uses (rezone criteria of min 1.75 acres). Maybe something similar to 21.40.140 in the old T21 code for commercial in R4 and R3?

c. great to see support for urban neighborhoods by including potential density and height increases near to town centers - Identifying specific design criteria for eligibility will probably be specific to each location and important to include on the actions checklist.

d. Page 13, 5th paragraph - where you talk about encouraging infill, cottage type housing mention unit lot subdivision which is currently being considered?

e. Page 13 - Consider adding a LUP 4.\_ policy to allow and encourage neighborhood commercial amenities?

- f. Page 14, 4th paragraph - discusses place-making under the infrastructure investment topic. This seems odd and out of context. I think peacemaking is important and maybe goals 2, 3 or 4 is a better place for the discussion. Maybe Place-making should be its own goal since it applies across the spectrum of uses to make desirable places, industrial, commercial residential, park etc. Seems odd in the infrastructure section.
- g. Page 14, LUP 5.4 alternate funding - use a MOA or ACDA fund to finance utility upgrades at low low interest rates from bonds?
- h. Page 14, Goal 6 - add encourage obvious and enhanced ped/bike trail connections from existing green belts into neighborhoods not currently connected. i.e. fairview or the spenard & 36 mixed use area are islands from a trail/greenway perspective. linear trails and greenways are proving very effective a making desirable places.
- i. Page 15 - add a LUP 6.\_ that encourages addressing the unknown transportation plans at gamble/ingra, a/c, and 3rd avenue with the state of alaska. The vague and unknown about what will happen to roads in these areas will continue to discourage any investment in the area.
- j. Page 16, Goal 6 - This is tricky because existing neighborhood/character throughout anchorage is typically under-built for its existing zoning and allowed uses. Just building up to the allowed development standards will change the existing character. Maybe encourage neighborhood specific plans to identify forms, features and uses they value rather than intensity, density and height. This goal is very contradictory to most of the other goals.
- k. Page 16, Goal 8 - This goal should have a higher priority or status. In Anchorage and other cities greenways and trails have proven very transformative. Add a LUP 8.\_ encourage and prioritize greenway trail extensions into reinvestment focus areas and isolated neighborhoods. Should also encourage and prioritize very obvious, visible and intuitive trail/greenway connections from neighborhoods to city centers. i.e. obvious line of sight pedestrian corridor from downtown to parkstrip or costal trail or ship creek. Not only very nice for neighborhoods but also for visitors and tourists.
- l. Page 25 - relationship of infill to existing neighborhoods, refer to comment 10 above.
- m. Page 26 - for large lot, single-family and two-family, and Compact mixed residential - low, if you are considering smaller lots and increased density maybe one of the "characters" of allowing smaller lots or higher densities is smaller sized houses so the neighborhood character is maintained.
- n. Page 28, compact mixed residential - low. Consider an additional "character" *to provide greater housing opportunities, allow a trade for additional density or additional principal structure for small houses (limited square footage and height)*. This could apply to areas further from town centers and in combination with proper design criteria, could provide more compatible housing types than a by-right development. This should be considered for the single-family and two-family, and compact mixed residential - medium areas also.

- o. Page 29, compact mixed residential - medium and urban residential - high, consider adding neighborhood supportive commercial amenities as a character.
- p. Page 29, Based on existing T21 development and dimensional standards, R4, in certain areas, should be included in compact mixed residential - medium. Lots less than 14,000 sf, near to city centers or transitions can't be developed to the desired character under the current R3 development standards. The 2040 plan should either acknowledge R3 development standards on small lots doesn't allow R3 type development or include R4 in this designation.
- q. Page 28-30, residential low, medium and high - under the "zoning" it says .... in certain areas. It is not clear what certain areas refers to. would be helpful to clarify or state the purpose/intent to avoid future user confusion.
- r. Page 34, Corridors - I think a corridor section for "urban villages" should be added. There is a big difference between a main street, such as mountain view and spenard compared to an urban village street (inner neighborhood commercial) which might be closer to what the area around Fire Island in south addition, government hill commercial malls, and East Fairview might look like with some enhancements. Every neighborhood probably has a section or neighborhood street that has existing commercial that could become neighborhood centers with the right direction.
- s. Page 45, Greenway Supportive Development - This section is great. I think it is very important that proposed GSD's are connected to existing trails and greenways and not isolated segments. For example, the fish creek GSD is great but if there is not an obvious, safe and easily accessible connection to exiting or enhanced trails it won't be used.
- t. Page 53, Financing and Taxing - MOA could consider low rate loans for utility improvements backed by bonds. MOA or ACDA could offer low interest money for equity portions of developments so developers return on cost gets closer to industry acceptable returns. Could be especially useful in situations where developers have options in other cities with better returns.
- u. Page 60, goal 2 - action item to identify RFA guidance plans with community/neighborhood coordination?
- v. Page 61, Actions checklist - add action to amend T21 to allow density increases in certain zones (low and medium densities) with associated max house size and height.
- w. Actions checklist - add action to modify T1 to change allowed SF for neighborhood supporting commercial in R3 and R4 (current 5% or 1,500 SF max isn't very realistic or useful)
- x. Actions checklist is awesome!

## Land Use Plan Map

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**From:** Teresa Arnold  
**Sent:** Friday, October 21, 2016 9:24 AM Land  
**To:** Use Plan Map  
**Subject:** Re: Public comment

Good morning, Jody! And, thank you for getting back with me. I would like to state my opposition to the current land use plan, specifically how it effects South Addition. South Addition is a historic neighborhood, with a charm, walkability, and unique aesthetics that comes with such a neighborhood. If housing is crammed into this area, parking will absolutely become an issue. I have driven by the proposed Weidner apartment complex, approximate location - 14th and C, and parking is already a big issue! I'm not certain why this is the plan for South Addition/Downtown when there appears to be plenty of space in South Anchorage. In a nutshell, I am opposed to 3+ story housing in South Addition.

Respectfully,

Teresa

Sent from my iPad

## Land Use Plan Map

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**From:** Mara Carnahan  
**Sent:** Tuesday, November 1, 2016 3:14 PM  
**To:** Land Use Plan Map  
**Subject:** LUP Comments

Honorable Planning and Zoning Commissioners:

I urge you to take the time to carefully and thoroughly read the proposed 2040 Land Use Plan and the community's responses to this draft. As this document will guide our growth for decades, it is imperative we consider it thoroughly.

As a resident of South Addition, I was heartened to see the plan reference the importance of careful infill and redevelopment. My neighborhood is historic and beloved by its residents. South Addition is experiencing growth and redevelopment, and it is imperative that this development be carefully planned to integrate with the existing neighborhood. We need to protect the sunlight, setbacks, alleys, sidewalks and mature landscaping that make South Addition such a wonderful place to live.

The scale and height of new development must be carefully guided to protect the unique and historic character of our neighborhood. We can increase density in South Addition without compromising the characteristics of the neighborhood that are so beloved.

**I was particularly distressed to read on page 28 (5th bullet under Character) and 29 (4th bullet under character), bullet points that appear to give a blanket increase in density and possible fourth stories in areas within 1/4 and 1/2 mile of a city center.** Those points will impact almost all of South Addition as well as Fairview and Government Hill. These bullets could be interpreted as canceling out the careful planning done by the planning department and neighborhood plans.

**Please remove these two bulleted statements from the the Land Use Plan.** They are unnecessary as the plan already outlines ways to encourage increased density near the city center, and citizens have dedicated hundreds of hours to craft neighborhood plans to specifically outline how they would like to see development occur within their individual neighborhoods. The above mentioned bullets on page 28 and 29 of the plan appear to nullify all of that citizen effort, and could lead to conflict between existing residents and new development. New development and infill of a higher density is already occurring without these two blanket bullet statements.

In addition, it is critical that the downtown core see increased residential density, not only because people would love to live, work and play in the same area, but because is it critical to the health of downtown to have a vibrant residential component in its core. Downtown will be buoyed by residents who shop, eat and recreate outside of the normal workday hours and who provide a year-round customer base to downtown businesses. Taller, more dense residential units must be located in the downtown core, not in South Addition.

Thank you for your time and consideration.

Respectfully,  
Mara Carnahan  
South Addition Resident

October 31<sup>st</sup>, 2016

Re: Anchorage 2040 Land Use Plan

To Whom It May Concern:

It has come to my attention that the Municipality of Anchorage is proposing a change in its Land Use Plan that could very negatively impact the land values and community character of the Forest Park Drive Neighborhood.

I have been a real estate Broker in Anchorage since 1980. I am presently the Broker/Owner of RE/MAX Dynamic Properties, one of the leading real estate company in the State of Alaska. Additionally, I have been a property developer in Anchorage and the Valley since early 1980. My personal residence is located in the Huntington Park Subdivision, near the Forest Park Drive area in question. Recently, I invested considerably in improvements to a property I owned at 2512 Forest Park Drive, now a single family home. I recently sold that property and am convinced that the current R-2D zoning protected my investment as well as the current owner's property value.

The 2040 plan proposes a change towards higher density land use. I am concerned that this change would encourage developers to invest in this area with the intent to construct multi-family units. Presently, this neighborhood consists of a good mix of a variety of housing categories; higher density would add traffic, parking issues already existing, and mostly would impact property values for the homes already in the area.

The Southern area of Forest Park was re-zoned in 1979 from R-2 to R-2D to protect the neighborhood from high density development. Since then, the older homes have steadily been updated/remodeled or replaced in some cases, which was the intent of the re-zoning. As a resident of Huntington Park, I would like to see the process of positive neighborhood evolution continue, with Forest Park remaining a quiet neighborhood with mainly single family homes and duplexes.

I would like to request that the final Anchorage 2040 Land Use Plan remove the proposed higher density land use designation for Forest Park Drive to allow this neighborhood to remain as it is today, zoned R-2D.

Thank you in advance for your consideration.

Sincerely Yours,



Jackie Danner  
[jdanner@gci.net](mailto:jdanner@gci.net)

907.242.7611



## Land Use Plan Map

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**From:** Dael Devenport  
**Sent:** Tuesday, November 1, 2016 5:25 PM  
**To:** Land Use Plan Map  
**Subject:** Height and Density Increases

The administration is fast tracking the latest draft Land Use Plan (LUP) leaving little time for neighborhoods to learn about and communicate major zoning changes.

There needs to be a public process to adopt "additional urban design and neighborhood compatibility standards" and community councils need to adopt Neighborhood or District Plans that address height and density in established neighborhoods prior to revising height and density requirements.

It is essential that these "additional urban design and neighborhood compatibility standards" are in place before developers are allowed to add height or density beyond what Anchorage's zoning districts currently call for.

Thank you,

Dael Devenport

*With compassion for all beings*

## Land Use Plan Map

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**From:** Janie Dusel  
**Sent:** Friday, October 14, 2016 3:36 PM Land  
**To:** Use Plan Map  
**Subject:** Comments on Draft Land Use Plan Map  
**Attachments:** 87-14.pdf

Hello,

I'm writing with comments regarding the draft Anchorage Land Use Plan Maps, as viewed from your online map gallery. Below are my comments:

- In south Anchorage, there is an undeveloped area west of Prator Road that is shown incorrectly on all of your maps. This area plat (see attached plat 87-14) shows two large tracts (Tracts A and B) that are platted as "Open Space Reserve." The LUPM shows only one of these tracts as open space. The other (Tract A) is shown as buildable land on the Buildable Land Supply map and is not shown as open space on the Parks and Open Space map. This should be corrected. Developing this tract as residential (which is what is shown on the LUPM) would require a re-plat of the area.
- I was able to see the above-described error because I am familiar with this area. However, the mapping could contain many other errors like this one, that would not be easily identified by the general public. The MOA should carefully review the mapping along with plats of undeveloped areas to ensure that other mistakes are corrected before the mapping is finalized.
- The online format of the maps is GREAT! Very user-friendly. Is there a reason the website says to use google chrome? I used Firefox and it seemed to work well.
- I found the Existing Housing Stock Inventory map to be confusing. It wasn't immediately clear that the Planned Residential Development colors were indicating *total* residences, not number per acre. Also, the above-refereed "Open Space" tracts from Plat 87-14 should not be shown as residential on this map.
- On several of the maps, I think the different colors are hard to distinguish. (For example, the many shades of yellow and green.) Is there a way to make the colors more distinguishable?

Thank you so much for your work on this great project!

Best,

Janie Dusel



**CERTIFICATE OF OWNERSHIP & DEDICATION**

I, the undersigned, do hereby certify that the above described land is the property of Equestrian Heights Subdivision, LLC, a corporation organized under the laws of the State of Alabama, and that the same is being dedicated to the public use of said subdivision.

Witness my hand and the seal of said subdivision this 23rd day of October, 2013.

By: *Richard J. Jones*, President  
 EQUESTRIAN HEIGHTS SUBDIVISION, LLC

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

I, the undersigned, a duly licensed land surveyor in the State of Alabama, do hereby certify that the above described land is the property of Equestrian Heights Subdivision, LLC, and that the same is being dedicated to the public use of said subdivision.

Witness my hand and the seal of said surveyor this 23rd day of October, 2013.

By: *Richard J. Jones*, Registered Land Surveyor  
 RICHARD J. JONES, Surveyor

**ACCEPTANCE OF DEDICATION**

I, the undersigned, the Mayor of the City of Wetumpka, Alabama, do hereby accept the dedication of the above described land to the public use of said subdivision.

Witness my hand and the seal of said Mayor this 23rd day of October, 2013.

By: *[Signature]*, Mayor  
 CITY OF WETUMPKA, ALABAMA

**PLAT APPROVAL**

I, the undersigned, the Planning Authority, do hereby approve the above described land for the purposes and uses shown thereon.

Witness my hand and the seal of said Authority this 23rd day of October, 2013.

By: *[Signature]*, Planning Authority  
 PLANNING AUTHORITY

**CERTIFICATION ON PAYMENT OF TAXES**

I, the undersigned, the Tax Collector, do hereby certify that the taxes on the above described land have been paid.

Witness my hand and the seal of said Tax Collector this 23rd day of October, 2013.

By: *[Signature]*, Tax Collector  
 TAX COLLECTOR

**APPROVALS**

I, the undersigned, do hereby approve the above described land for the purposes and uses shown thereon.

Witness my hand and the seal of said subdivision this 23rd day of October, 2013.

By: *[Signature]*, Equestrian Heights Subdivision, LLC

**NOTARY'S ACKNOWLEDGEMENT**

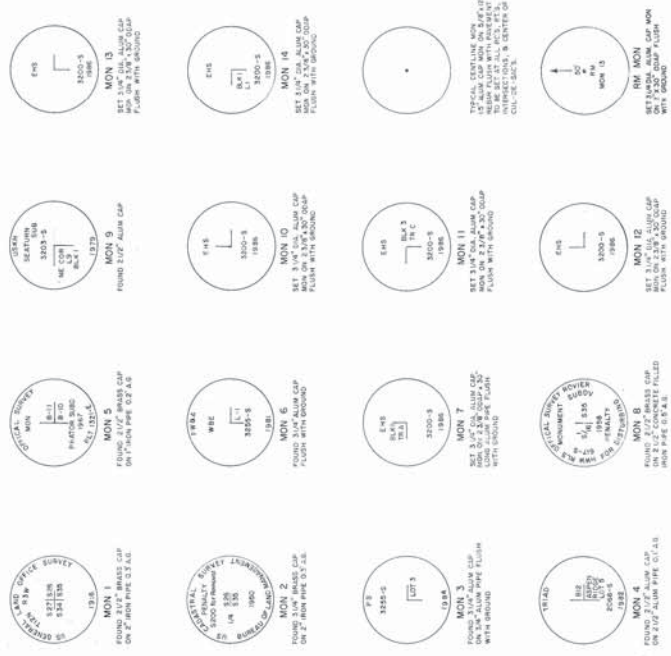
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that the above described land is the property of Equestrian Heights Subdivision, LLC, and that the same is being dedicated to the public use of said subdivision.

Witness my hand and the seal of said Notary this 23rd day of October, 2013.

By: *[Signature]*, Notary Public  
 NOTARY PUBLIC

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT
1	11° 15' 27"	1140.00	200.37	113.08
2	21° 20' 30"	560.00	100.00	100.00
3	21° 20' 30"	560.00	100.00	100.00
4	20° 28' 14"	500.00	90.00	100.00
5	20° 28' 14"	500.00	90.00	100.00
6	20° 00' 00"	375.00	75.00	118.88
7	20° 00' 00"	375.00	75.00	118.88
8	20° 31' 35"	530.00	105.00	100.00
9	20° 31' 35"	530.00	105.00	100.00
10	18° 48' 24"	1170.00	228.58	84.40
11	10° 00' 00"	30.00	30.00	84.23
12	10° 00' 00"	30.00	30.00	84.23
13	14° 24' 30"	50.00	36.14	18.00
14	10° 00' 00"	30.00	30.00	84.23
15	10° 00' 00"	30.00	30.00	84.23
16	10° 00' 00"	30.00	30.00	84.23
17	10° 00' 00"	30.00	30.00	84.23
18	20° 00' 00"	30.00	30.00	84.23
19	10° 00' 00"	30.00	30.00	84.23
20	10° 00' 00"	30.00	30.00	84.23
21	10° 00' 00"	30.00	30.00	84.23
22	10° 00' 00"	30.00	30.00	84.23
23	10° 00' 00"	30.00	30.00	84.23
24	10° 00' 00"	30.00	30.00	84.23
25	10° 00' 00"	30.00	30.00	84.23
26	10° 00' 00"	30.00	30.00	84.23
27	10° 00' 00"	30.00	30.00	84.23
28	10° 00' 00"	30.00	30.00	84.23
29	10° 00' 00"	30.00	30.00	84.23
30	10° 00' 00"	30.00	30.00	84.23
31	10° 00' 00"	30.00	30.00	84.23
32	10° 00' 00"	30.00	30.00	84.23
33	10° 00' 00"	30.00	30.00	84.23
34	10° 00' 00"	30.00	30.00	84.23
35	10° 00' 00"	30.00	30.00	84.23
36	10° 00' 00"	30.00	30.00	84.23
37	10° 00' 00"	30.00	30.00	84.23
38	10° 00' 00"	30.00	30.00	84.23
39	10° 00' 00"	30.00	30.00	84.23
40	10° 00' 00"	30.00	30.00	84.23
41	10° 00' 00"	30.00	30.00	84.23
42	10° 00' 00"	30.00	30.00	84.23
43	10° 00' 00"	30.00	30.00	84.23
44	10° 00' 00"	30.00	30.00	84.23
45	10° 00' 00"	30.00	30.00	84.23
46	10° 00' 00"	30.00	30.00	84.23
47	10° 00' 00"	30.00	30.00	84.23
48	10° 00' 00"	30.00	30.00	84.23



**MONUMENT TABLE**



**GENERAL NOTES**

- ON SITE SURVEY SYSTEM PRINTS WILL BE REQUIRED IN ACCORDANCE WITH MUNICIPAL ORDINANCE AND NO. 18-21 EXCEPT THAT CERTAIN PLAT APPROVALS MAY BE REQUIRED FOR THE EFFECTIVE DATE OF THE ORDINANCE.
- TRACTS A, B AND C MAY BE UTILIZED FOR RETENTION OF DRAINAGE DROPPED, AS PROPOSED BY PUBLIC HEARINGS.
- THE 30 FEET AND 20 FEET RESERVATIONS FOR ROAD RIGHT-OF-WAY SHALL BE MAINTAINED AND SHALL BE SECURED AND CERTIFIED BY A PERMIT. ALL TRACTS MAY REQUIRE UNDEVELOPED TOURNAMENT AND FERTILE DRAINAGE LOCAL DEVELOPMENT.
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- POSITION OF MONUMENTS 5, 10, 11, 12, 13 AND 14 WERE DETERMINED BY MEANS OF BEARING INTERSECTION OF ADJACENT AND ADJUTANT LINES.

**LEGEND**



**GENERAL NOTES**

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**EQUESTRIAN HEIGHTS SUBDIVISION**  
 LOTS 8, 9 AND 10, TRACT B & C, BLOCK 2  
 TRACTS B, C AND D, TRACTS B, C, D, BLOCK 2  
 5.07 AC. IN NW 1/4, 1/2 AC. IN NW 1/4 & 1/2 AC. IN NW 1/4, SECTION 35,  
 T28N, R21W, MERIDIAN, ALASKA

**Datum Engineering & Surveying, Inc.**  
 5000 Business Center Building B  
 Anchorage, Alaska 99503

Drawn by: E.A.M.  
 Check by: J.E.P.  
 Date: 11-21-87  
 Sheet: 2 of 2

1987-184

Handwritten notes and signatures in the top right corner.

S-6875

**RECEIVED**

NOV - 1 2016

PLANNING DEPARTMENT

**November 1, 2016**

**Tom Davis, Senior Planner  
Jon Cecil, Senior Planner  
Jody Seitz, Associate Planner**

**Commissioners, Planning & Zoning Commission**

**RE: Draft Anchorage 2040 Land Use Plan; Forest Park Drive**

**Attached please find comments from residents of the Forest Park Drive neighborhood concerning the proposed land use change for a portion of Forest Park Drive to "Neighborhood Compact Mixed Residential Low".**

**There is strong opposition to this proposed change and residents request the land use designation remain "Single Family & Duplex". This neighborhood is an older, established area of mixed residential use. Higher density development on the steep, narrow lots would need to be located in the front third to -half of the lots creating a wall-like effect. Eventually this would destroy the woodland character and quality of the area known as Forest Park.**

**The residents of this area request the current designation "Neighborhood Mixed Residential Low" be amended to "Single Family & Duplex" in the final Anchorage 2040 Land Use Plan to be brought before the Anchorage Assembly.**

**Thank you.**

**Property Owners, Forest Park Drive**

NEIGHBORHOOD PETITION

**OPPOSITION TO PROPOSED  
LAND USE RECLASSIFICATION  
FOR FOREST PARK DRIVE**

**Draft Anchorage 2040 Land Use Plan**

We the undersigned are residents of the Forest Park Drive neighborhood between Arcadia Drive and Northern Lights Boulevard. The draft Anchorage 2040 Land Use Plan proposes to change the area's land use designation on the west side of Forest Park to higher density from the current R-2D which is single family/duplex. The proposal in the plan would allow:

*"single family, attached single family and small lot housing. Townhouses and smaller multifamily are also considered as long as the area's scale and density is maintained."*

If this language is allowed to remain in the Plan the character of our neighborhood would likely change significantly in the coming years with the addition of higher density multi-unit buildings. We petitioned the Assembly in 1979 to designate the area R-2D to protect the neighborhood. We request the proposed land use change be deleted from the Anchorage 2040 Land Use Plan. We further request this portion of Forest Park Drive remain R-2D to protect the quality of this established and desirable neighborhood.

Marv & Jan Isaacs 2418 Forest Park Dr.

Richard Weet / Michelle McArthur 2442 Forest Park Dr.

Paul & Barnett 2226 Arlington Dr. N.

Tatiana Coe 2200 Arlington Dr N.

Edward & Sarah Hattness 2215 Arlington Dr. 99517

Patricia 2253 Forest Park Dr.

Myrna M. Maynard 2237 Forest Park Dr. 99517

Kenneth Maynard 2237 Forest Park Dr. 99517

Chris McConnell 2410/2412 Forest Park Dr. 99517

Jessie Banas 2410/2412 Forest Park Dr Anchorage - 99517

Stanislava Cooper 2255 Forest Park Dr. Anchorage AK 99517

~~Stanislava~~ M.S. Cooper 2255 Forest Park Dr. Anchorage AK 99517

Gene Mueller 2434 Forest Park Dr. 99517

Walter For 2402 Forest Park Dr  
Arthur Martin & Storry Bustinje Anch, AK 99517

Frank & Jackie Danner 2206 Belair Dr. 99517

Frank A. Danner 2206 Belair Dr 99517

October 31<sup>st</sup>, 2016

Re: Anchorage 2040 Land Use Plan

To Whom It May Concern:

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The Southern area of Forest Park was re-zoned in 1979 from R-2 to R-2D to protect the neighborhood from high density development. Since then, the older homes have steadily been updated/remodeled or replaced in some cases, which was the intent of the re-zoning. As a resident of Huntington Park, I would like to see the process of positive neighborhood evolution continue, with Forest Park remaining a quiet neighborhood with mainly single family homes and duplexes.

I would like to request that the final Anchorage 2040 Land Use Plan remove the proposed higher density land use designation for Forest Park Drive to allow this neighborhood to remain as it is today, zoned R-2D.

Thank you in advance for your consideration.

Sincerely Yours,



Jackie Danner  
[jdanner@gci.net](mailto:jdanner@gci.net)

907.242.7611



## MEMORANDUM

**TO:** Mr. Tom Davis, Senior Planner  
Municipality of Anchorage

Commissioners, Planning and Zoning Commission  
Municipality of Anchorage

**FROM:** Marnie and Jon Isaacs  
2418 Forest Park Drive

*Jon & Marnie Isaacs*

**RE:** Public Comments  
Draft Anchorage 2040 Land Use Plan

**DATE:** October 31, 2016

We have reviewed the draft Anchorage 2040 Land Use Plan and offer the following comments. These comments are restricted to the proposed land use designations contained on the map found on page 19 of the draft and only address the proposed changes as they apply to the west side of Forest Park Drive.

**BACKGROUND:** We have lived at the current address since 1978, and have been pleased to be part of this diverse and integrated neighborhood. The proposed changes presented on the land use map appear to recommend a land use designation of Compact Mixed Residential Low for a section of Forest Park Drive. This would allow "single family, attached single family and small lot housing. Townhouse and smaller multifamily are also considered as long as the areas scale and density are maintained." This designation would likely be vigorously opposed by residents in the area.

In 1979 homeowners along the west side of Forest Park Drive requested and received approval of a re-zone from R-2 to lower density R-2D to protect the residential character of the neighborhood's single family homes and duplexes. The older housing stock on some lots was vulnerable to high density re-development, including ours. The area's homeowners believed the protection offered by R-2D zoning over time would allow improvements and/or replacement of these older homes with newer single family or duplex structures while also protecting the area's quiet neighborhood characteristics. An additional consideration was avoiding an increase in traffic volume associated with higher density development in an area used by joggers, bicyclists and pedestrians. Since that time, new single family homes have been constructed in this specific area and substantial improvements have been made to existing single family and duplex residences, enhancing the Forest Park Drive neighborhood as a desirable area to live.

**BASIS FOR ARGUMENT:** The proposed land use designation of Compact Mixed Residential Low is inappropriate on the west side of Forest Park Drive specifically because:

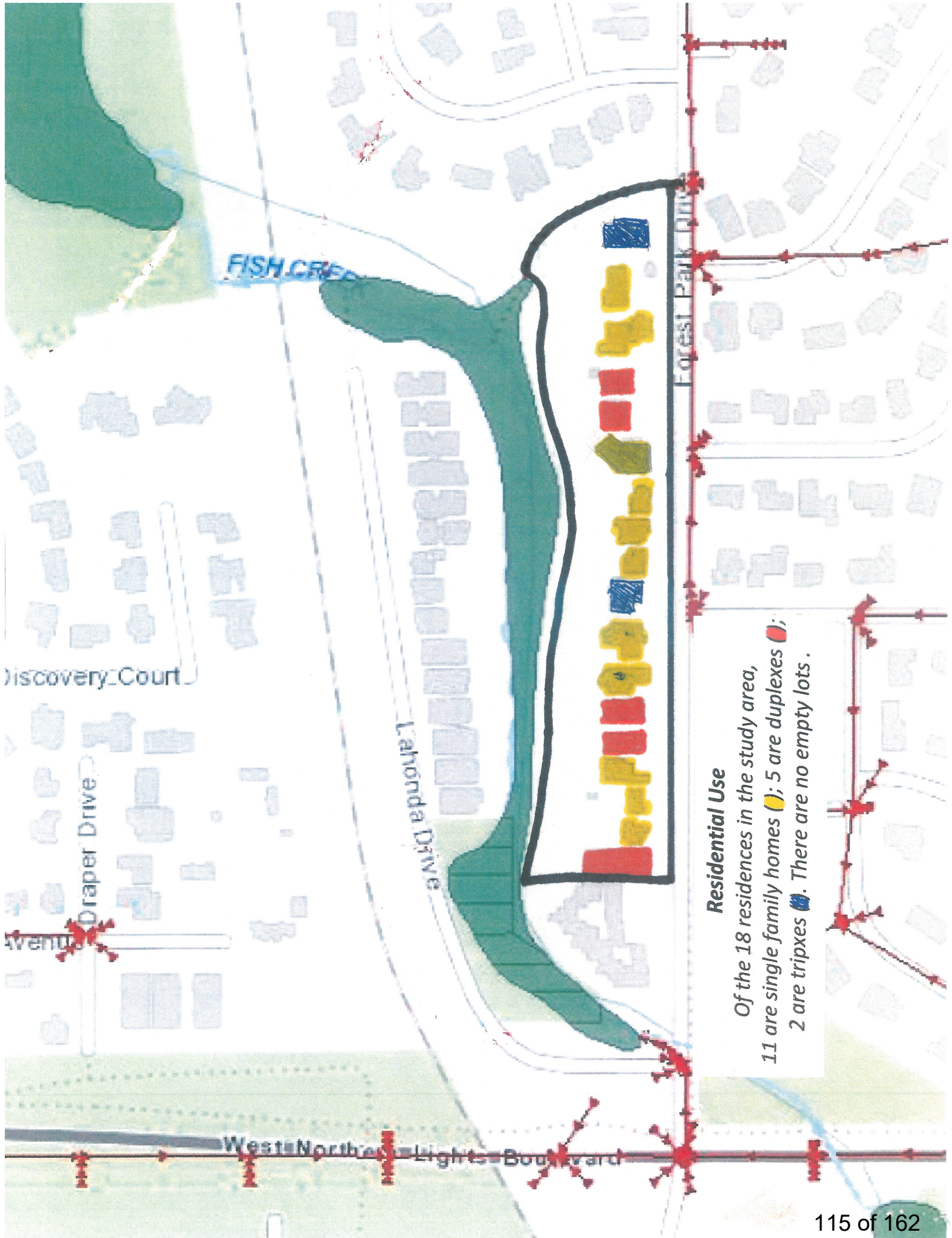
- Higher density residential is not compatible with this residential area;
  - Existing inventory is 1-2 stories, not three
  - Existing inventory is largely single family/duplex, anything larger would overwhelm the “area’s scale”;
  - There are no vacant lots or abandoned buildings in this area so higher density would require destruction of current housing.
- The lots in this area are narrow, long and drop off steeply to the Fish Creek floodplain which limits the actual square footage available for higher unit development.
  - The area is in seismic zone 4
  - Seeps and springs in the slope bordering Fish Creek create unstable soils
  - The designated floodplain boundary prohibits development and location of the required parking areas.
- Higher density residential development will add traffic and create unsafe access/egress conditions

Due to the extremely compressed public comment period for citizens to review the final draft of this plan, not all of the area’s property owners could be contacted. The attached petition reflects unanimous opposition by those homeowners that could be contacted, including nearby homeowners accessing Forest Park Drive from Huntington Park.

**CONCLUSION:** We request the designation of Compact Mixed Residential Low in the Draft 2040 Land Use Plan be removed from the Forest Park Drive properties and that the area remain designated for Single Family and Two Family structures. This would be in keeping with the area’s existing mixed residential land use and maintain the quality and character of the neighborhood.

Attachments:

- Current residential use of the Forest Park Drive area under review



**Residential Use**

Of the 18 residences in the study area,  
11 are single family homes (●); 5 are duplexes (●);  
2 are triplexes (●). There are no empty lots.

Jordan and Susan Marshall  
2336 Forest Park Drive  
Anchorage, Alaska 99517

Messrs. Tom Davis, Jon Cecil and Ms. Jody Seitz  
Long-Range Planning Division  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

**Subject: Draft Anchorage 2040 Land Use Plan – West Anchorage District Plan (WADP) – Turnagain/Spenard Land Use Detail**

To Whom It May Concern:

The Draft Anchorage 2040 Land Use Plan for West Anchorage, Turnagain/Spenard proposes to change a stretch of the southern west side of Forest Park to higher density land use designation. There are several reasons this is problematic.

First, the current R-2D, which is single family/duplex, is currently consistent on both sides of the street and further north up Forest Park. What could possibly be the justification for selecting one side of the street, and only the southern half of Forest Park, for higher density housing? This is an established neighborhood. Singling out one section arbitrarily is oddly discriminatory.

Second, among the goals of the Draft Anchorage 2040 Land Use Plan is to “encourage redevelopment of underutilized land.” However, the plan appears to overlook the fact that more than half the land on the parcels along this length of Forest Park Drive is unsuitable for construction. The back half of the properties are comprised of wetland and bluff. To suggest that these properties can accommodate Residential (Low-Medium Intensity) construction is to suggest it is possible to put 6 to 10 units on footprints smaller than ½-acre.

Third, another goal of the Draft Anchorage 2040 Land Use Plan is to “maintain the density and character of established residential areas.” How does one designate this length of Forest Park Drive as higher density while at the same time state in the same document, “[higher density is achievable] as long as the area’s scale and density is maintained.” Higher density is not compatible with maintaining current density. This illogical juxtaposition of definitions is both troubling and ambiguous, and should be rectified before any new designations along this length of road are approved.

Thank you for your consideration.

Regards,

Jordan and Susan Marshall  
Property Owners, Taxpayers

*E-mailed by  
Marshall's to MOA*

## Land Use Plan Map

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**From:** J Penelope Goforth  
**Sent:** Sunday, October 30, 2016 5:12 PM  
**To:** Land Use Plan Map  
**Cc:** Kurt Marsch; lynnepaulson@gmail.com  
**Subject:** Comment on Land Use Plan in South Addition

To Whom It May Concern:

As a resident (F & 11th and before that 10th & Barrow) of the area on and off for 16 years I would like to see a lot more time for public comment on this plan. I only heard about some of the issues that relate to this neighborhood two days ago.

My comments are specifically:

1. Draft LUP p. 29: I like our neighborhood without huge multi-story buildings which change the character totally. We are mainly single family dwellings or duplex/4 plex and I like it that way. You can see the sky and sometimes even the aurora. Four stories high means more traffic, more crime, more people, and will change the look and feel of our community. I say NO to higher buildings. Build higher multi-dwellings out around 3rd or 4th beyond Cordova. Lots of room out there with derelict buildings already.
2. Draft LUP p. 28: Ditto. I don't want to see more density of the kind multi-dwellings at 4 stories and above will bring. One of the charms of the area is the fact that many properties have lovely gardens and open lawns that give the area a nice feel and make it family friendly. Again, there are many other places within a half mile as mentioned above where derelict buildings and houses already exist and could be better utilized as opposed to tearing down livable properties in South Addition to build taller and bigger developments.
3. Draft LUP p. 62: Yes, protect us from these incursions! I join my neighbors in calling for calling first for a public process to adopt "additional urban design and neighborhood compatibility standards" and bring in the SACC and hold public hearings and do the democratic thing and take a vote before skidding any of these plans past the residents without adequate notice.
4. I'd also like the LUP to include protections from crime. One possibility is giving property owners rebates and or reimbursements for installing crime-preventing lighting on their properties. It isn't very pricey (less than \$100 in many cases for several lights) and a few more lights in the alleys and streets have been proven to reduce crime.

Thank you for considering the voice of the local residents!

Cordially yours,

J. Penelope Goforth

"Hello wind! Have you kissed my son's cheek? Have you brought a message from him? Is he happy out there? I know he is! What's inside his mama is inside of him, I've seen it in his eyes. Aningaa that exquisite corruption, that love of the sea! "

*-Piama Oleyer*

<http://seacatexplorations.com/>

SeaCat Explorations:

Adventures in Alaska's Maritime History

POB 240165

Anchorage, AK 99524-0165

Tel: 907.227.7837

## Land Use Plan Map

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**From:** John Havelock  
**Sent:** Friday, October 28, 2016 5:19 PM  
**To:** Land Use Plan Map  
**Subject:** Objection

We (Mona and I), object to the allowance of 4th stories within a quartermile of downtown. South Addition is largely a single family neighborhood and many houses have bits of view which will disappear. It is a neighborhood made up largely of single story or two story homes. Let's keep it that way. John and Mona Havelock

## Davis, Tom G.

---

**From:** Dianne Holmes <dianneholmes@alaska.net>  
**Sent:** Wednesday, October 5, 2016 2:04 PM  
**To:** Seitz, Jody L  
**Cc:** Davis, Tom G.  
**Subject:** LUPM comments and corrections needed

Jody,

I am now looking at the maps on the map gallery page and have the following questions and comments that I hope you will include in your I/R:

1. Existing Residential density LU-2, show a lot of blue parcels which the legend says is "public institutional use." I wasn't aware of this and wonder what it means.
2. The legend on LU-2 says the blue hatched areas are "UCIOA or MCH Lot" What do these codes stand for?
3. The Area Specific Plans map does not include the Potter Valley Land Use Analysis Study (PVLUA) which was adopted as an element of the Comp Plan in 1999.  
Because the HDP has not been fleshed out with details to handle its goals/policies, and because the PVLUA does have specifics that cover certain critical parcels (held by HLB), it is important to include the PVLUA with the HDP in this map.
- 4 The BL-3 Buildable Land Supply map shows Section 36 as being "Designated Future Parkland." Please note that the park has already been dedicated. Please delineate as a park.
5. BL-3 has repeated the mistake from prior maps in the Potter Valley area for the boundary of areas that will not be receiving public water. Please see map 5.8 in the HDP and the text of p. 5-33. Correct the base map and all subsequent maps that reflect this mistake. Public water will not be available east of the new sewer boundary.
- 6 BL-3 Buildable Land Supply shows (when blown up), a series of trails across SE Anchorage and across private property. This GIS project some years ago erroneously included these 'social trails' on base maps and they should NOT be shown. No social trails on private property should ever be reflected on MOA maps. Only designated trails in parks and greenbelts should be shown. Remove these trails from the base map--particularly east of Pickett St and NE from there. Also remove social trails south of Little Rabbit Cr to Sandpiper and south of Paine Rd. Ensure that other maps in the LUPM series do not reflect these social trails--particularly the Area Specific Plans map among possible others.
7. Implementation Actions Map shows blue hatching for "Special Study Areas." Neglected are the three special study areas from the HDP for SE Anchorage. Please include these areas--see HDP map 4.1.
8. Parks and Open Space (CI-6) reflects that Sec 36 park (southern half) is designated for open space use. The Master Plan for Sec 36 states that this area (and the rest of the park) will be developed with trails. Please reflect on the map that Sec 36 is a Community Use Park and that it is a dedicated park.
9. Parks and Open Space (CI-6) reflects an orange colored arch across Potter Cr. I believe this is a platted walkway easement held by the MOA, not private land. Please recheck your other maps and other documents.

10. Zoning map does not reflect that Sec 36 is a dedicated park.

11. Zoning map colors imply multi-family or two-family residential area for lower Potter Creek area and in the area between Villages Scenic Pkway and Miller Dr. This must be a mistake. Please reconfirm and correct.

12. The colors on most of the map legends are very difficult to discern. They are too much alike to figure out what they mean.

13. Community natural assets map shows a red-lined area within another red-lined area in the vicinity of Our Own Lane and the Old Rabbit Creek Park Greenbelt.

What does the interior red line mean in relation to the outer line?

14. Replace the prior legend comment, "See the HDP text) on all pertinent maps (including the LUPM) where residential zoning and density is displayed. This important comment was placed on earlier versions after community councils requested this change. Please bring back this note. The maps are too hard to understand because of similar colors and the size of the maps does not allow for specific information about density/zoning. It is disheartening to find that once council comments have been addressed, that they then are changed. This makes a lot more work for councils who have to re-invent the wheel and read every single line of the document again.



## Land Use Plan Map

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**From:** Genevieve Holubik <frogstop@gci.net>  
**Sent:** Monday, October 31, 2016 1:18 PM  
**To:** Land Use Plan Map  
**Subject:** comments on draft Land Use Plan

While I do not think of “density” as a dirty word, recognizing it as one of the defining characteristics of a city, and know that it can be achieved and result in a high quality of life for neighborhood and city residents, I also know that density achieved with “site condo” characteristics is WRONG! Access roads too narrow for fire and police protection, buses, and snow removal, and parking too limited in length and width and number of spaces so that it also limits access and forces residents to park on public streets outside their “condo” area puts the problem on all of us while developers go away with higher profits at our expense. Height is another characteristic of city that can promote quality of life or lead to its degradation, especially in latitudes such as Alaska’s where daylight is limited and not generally from directly overhead resulting in long and strong shadows and shading. Covering all open space with parking is not an answer, especially given our icy surfaces which provide unsafe footing for both autos and people.

Anchorage needs urban design standards that address our weather realities in ways to make this a city we can all be proud to call our city, and neighborhood compatibility standards that result in all neighborhoods being places we are all proud to call home. And Anchorage needs these standards in place before a Land Use Plan is finalized. We do to allow for innovation in design and financing that results in high quality homes at all price points and community, not just higher profits and more of the same old same old. Too many people that I have met as they come to this town have said as their first remarks - “this town is ugly, good you’ve got the mountains to look at” or “where’s your architecture?” or “they wouldn’t let me build this where I come from”. We can and must do better than we have.

Thank you for your time and attention. This is not an easy task you - we - have. We can do it.

Genevieve V Holubik  
1700 Nunaka Dr  
Anchorage, AK 99504

907-337-0703  
frogstop@gci.net

## MEMORANDUM

**TO:** Mr. Tom Davis, Senior Planner  
Municipality of Anchorage

Commissioners, Planning and Zoning Commission  
Municipality of Anchorage

**FROM:** Marnie and Jon Isaacs  
2418 Forest Park Drive

*Jon & Marnie Isaacs*

**RE:** Public Comments  
Draft Anchorage 2040 Land Use Plan

**DATE:** October 31, 2016

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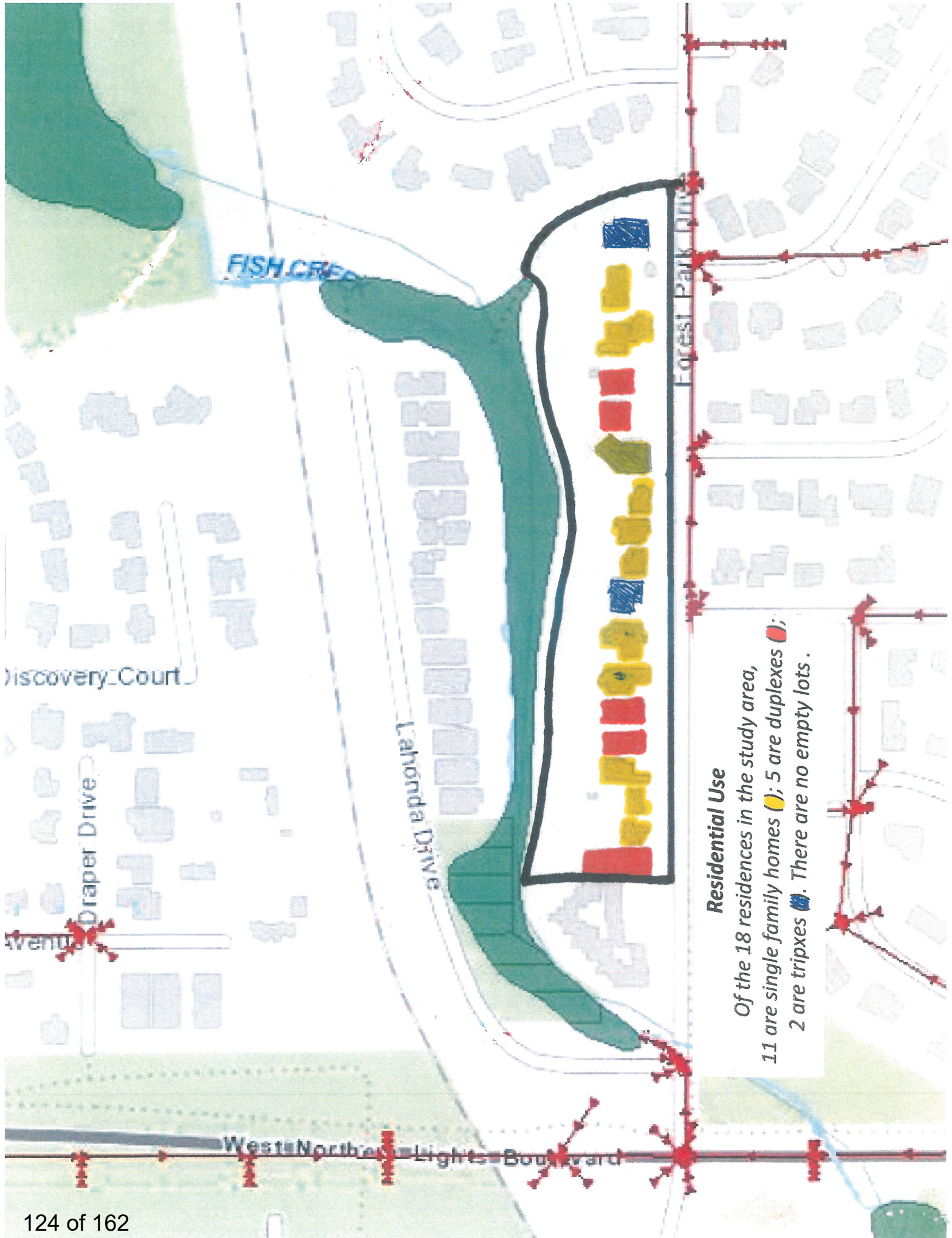
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2 are triplices (●). There are no empty lots.

## Land Use Plan Map

---

**From:** Jacquelyn Korpi  
**Sent:** Monday, October 31, 2016 9:32 PM Land  
**To:** Use Plan Map  
**Subject:** 2040 Land Use Plan - South Addition

To Whom It May Concern,

"Fast-tracking" the 2040 Land Use Plan leaves Anchorage residents little time to learn of, review, and/or respond to proposed zoning changes affecting their neighborhoods.

The idea to increase height and density in South Addition is particularly detrimental. These are among the oldest city streets in Anchorage and should be, as much as possible, preserved in their existing dimensions. This community is well-proportioned for its size, the neighborhood is not equipped for major traffic increase and the city is already unable to provide law enforcement for the existing population.

These plans certainly favor mercenary developers over locals who have lived here decades and sometimes lifetimes. I strongly urge the planning committee to reconsider these proposals and to extend the window for comments.

Jacquelyn Korpi

## Land Use Plan Map

---

**From:** M.G. Langdon  
**Sent:** Monday, October 31, 2016 7:32 PM  
**To:** Land Use Plan Map  
**Subject:** 'by right' height & density increases near Town and City Centers.

Dear Planning & Zoning committee members:

I have been a resident of the Bootlegger Cove area for the past 13 years. I am writing because I am concerned about some of the Anchorage 2040 land use proposals and about the notion of fast tracking the latest draft.

I would like to make the following two points for your consideration.

- 1) I am concerned with the concept of fast tracking any government legislation. That terminology and process smacks of trying to pull a fast one on the unsuspecting, and getting something through the legislative process surreptitiously. I also cannot understand why land use planning proposals would ever need to be fast tracked; especially now at the beginning of winter, and in the state and local environment of a downturned economy.
- 2) I am concerned about the following proposal: “Areas within a quarter mile walking distance of Town Centers and City Centers may allow up to a fourth story.” 9/25/16 Draft LUP p. 29”. I do not want to see the max height restriction in Bootlegger Cove increased beyond what it is currently (I believe it is at 35’ currently). As my education did not include learning the language of municipal codes, it is difficult for me to decipher the intricacies of the proposals, though I will continue to study them. I have attended public forums several months ago with colorful maps about the current view and future thoughts about how Anchorage could (?will) develop. I found the information to be broad brush, thus difficult to discern from the map if where I live could be impacted by the change in height proposal. However, as best I can tell from the colorful muni map my neighborhood would be impacted by the above proposal. Even if I misread the map, I do want to give voice to my view. I urge PZC not to increase height restrictions as proposed. There are likely others in different neighborhoods with similar concerns. We all deserve time to review concrete, user-friendly proposals, and to be meaningfully heard.

I have also communicated my thoughts to the mayor’s office as well as my assemblyman.

Thank you for your consideration.

Sincerely yours,

Mary G. Langdon, M.D.

29 October, 2016

Jordan and Susan Marshall  
2336 Forest Park Drive  
Anchorage, Alaska 99517

Messrs. Tom Davis, Jon Cecil and Ms. Jody Seitz  
Long-Range Planning Division  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

**Subject: Draft Anchorage 2040 Land Use Plan – West Anchorage District Plan (WADP) –  
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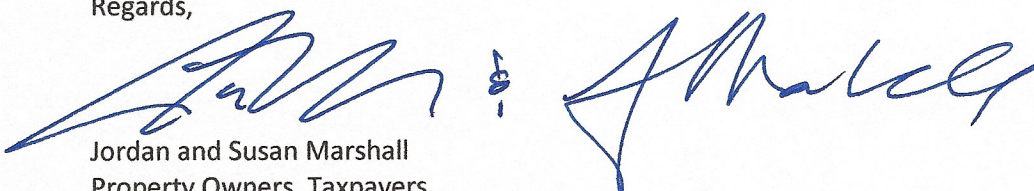
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Third, another goal of the Draft Anchorage 2040 Land Use Plan is to “maintain the density and character of established residential areas.” How does one designate this length of Forest Park Drive as higher density while at the same time state in the same document, “[higher density is achievable] as long as the area’s scale and density is maintained.” Higher density is not compatible with maintaining current density. This illogical juxtaposition of definitions is both troubling and ambiguous, and should be rectified before any new designations along this length of road are approved.

Thank you for your consideration.

Regards,

Handwritten signatures of Jordan and Susan Marshall in blue ink. The signature on the left is more fluid and cursive, while the one on the right is more angular and blocky. A small blue mark is visible between the two signatures.

Jordan and Susan Marshall  
Property Owners, Taxpayers

**RECEIVED**

October 26, 2016

OCT 28 2016

**PLANNING DEPARTMENT**

Long-Range Planning Division  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

and via email: [landuseplanmap@muni.org](mailto:landuseplanmap@muni.org)

Re: Anchorage 2040 Land Use Plan (2040 LUP)

Subj: Error in Map LU-2

Dear Planners,

Please correct the error in the Existing Residential Density Map (LU-2), which incorrectly identifies our private R-6 Residential lot as Public Institutional Use.

Our property is Lot 2, Block 8 Skyway Park Estates, parcel 019-201-09-000. This is private land in active use and we have no intention of converting it to public land; nor has any such conversion from private to public use ever been advanced to us.

On Existing Residential Density Map (LU-2), our property is shaded blue, indicating Public Institutional Use. We trust that this is a simple graphics error. The correct shading should be gray, indicating vacant land.

Please correct this mistake before issuing the final Anchorage 2040 Land Use Plan document.

In the event that the Municipality has a different intent in this matter please contact us in writing immediately.

Sincerely,



Boyd Morgenthaler  
1180 Shore Drive  
Anchorage, AK 99515

907-249-6523

[Morgenthaler@gci.net](mailto:Morgenthaler@gci.net)



October 16, 2016

Planning and Zoning Commissioners  
Hal Hart, Director, Planning Department  
Tom Davis, Senior Planner

RE: comments on public review draft of 2040 Land Use Plan

Please consider the following revisions to the draft Land Use Plan map. I apologize for discrepancies in the formatting: I'm traveling.

General comments:

1. Transportation land use. Denser land use development MUST be accompanied by a concerted shift in the transportation system. MOA's and AMAT's current emphasis on more lanes and more interchanges does not support compact land use, does not reduce vehicular emissions, and does not benefit non-driving residents. Where is the analysis of the percent of Anchorage land that is occupied by parking lots, private parking areas, and roadways? How does Anchorage to other cities in our ratio of transportation acreage to all acreage?
2. Watershed and riparian lands. The LUP maps should portray riparian/watershed resources. The Actions Checklist should promote protection of riparian corridors and wetlands as part of future land use. Southeast Anchorage, especially, relies on watershed function because of onsite wells and septic systems. HLB should NOT enter the wetlands mitigation bank business; HLB has the unilateral and much- faster ability to protect municipal wetlands through conservation easements or dedication of parks and watersheds, and the LUP should direct HLB to do so.

## GOALS

Page 10

Goal 1 is vague and incomprehensible. It refers to a collective vision for the future, but this isn't specifically laid out in this text. Revise Goal 1 so that it specifically refers to the land use pattern, which is the purpose of the LUP.

Goal 1. Anchorage achieves residential and commercial growth in a pattern that [WHICH] improves transportation efficiency, community resiliency and citizens' quality of life [BY SUPPORTING THEIR VISION FOR THE FUTURE].

Anchorage's Growth Strategy, Goal 1, Page 11

Rezoning must be compatible with Neighborhood/District Plans. LUP 1.4 gives greater authority to the LUP. The smaller scale of Neighborhood/District Plans is intended to resolve and minimize land use conflicts, and therefore the LUP should not be given override authority. Reword LUP 1.4 so that the area-specific plans are the first authority for re-zoning decisions. Policy 4 of the 2020 Comp Plan states that the "Rezoning Map shall ultimately be amended to be consistent with the adopted Neighborhood and District Plan Maps."

Page 13

LUP 4.1 is vague. Reword it:

LUP 4.1 Provide sufficient areas to meet the diverse housing needs of Anchorage's citizens, where the residential neighborhood character and cohesion is defined and preserved [INTEGRITY IS PROTECTED FROM ENCROACHING ACTIVITIES]. 'Encroachment' has specific legal meanings. 'Integrity' is vague. 'Neighborhood character' is a common term, and is supported in the 2020 Comp Plan.

Comments on draft LUP - Nancy Pease  
10-16-16

Page 16

Goal 8 is incomplete. It doesn't note the watershed and habitat values of parks and open spaces—which have inherent value, beyond real estate value. None of the other goals mention habitat or watershed protection. That is a glaring omission in a city that is proud of its natural setting and Big Wild Life. Add those values.

Goal 8. Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to protect natural hydrology and habitat, and enhance land values, public access, neighborhoods, and mixed-use centers.

Land Use Designations, Page 26

Large Lot Residential, Density: “Where delineated in the HDP, this designation also includes subdivisions with half-acre or larger sized lots with flexibility for slightly smaller size lot, at densities up to three units per gross acre.” Delete 2nd half of sentence which would allow 3 DUA densities. If designated at ½-acre, maintain that minimum.

Strategy 10: Systematic Monitoring and Amendment of this Plan, Page 57

Amendment of the Land Use Plan should include public input.

Refer specifically to "amendment via public process" in this paragraph.

Page 60

Goal 1-1 Add green infrastructure to the inventory database

Actions Checklist III: Centers and Corridors

Page 50 (of draft)

Add a new Action III-8: Require minimum FAR for commercial -zoned lands in Centers and Corridors. This is a parallel intention to requiring minimum residential densities in certain zones. Currently, commercial centers are allowed to build sprawling, inefficient, one-story buildings, such as Huffman Business Park.

Page 62

Goal 4-7 Add specific language that “small-lot housing will be approved as part of a Planned Unit Development, Planned Re-development, or Conservation Subdivision to ensure that common open space, circulation, and parking are sufficient.” Add specific maximums for Floor-Area Ratio (FAR) to deter monster houses on small lots.

Page 63

In infill areas and areas of proposed higher density, the quality of life and work environment will depend on accessible open space. Action Section 8 should have a new Action item for no-net loss of park lands, similar to no-net loss of residential lands (4-13); and a new Action item for revisions to Title 21 to protect--not reduce--common open space. Recent revisions to T21 have chipped away at common open space and landscaping.

Action 5-3, Develop an updatable asset inventory . . . designated for growth, Page 63

In the proposed asset inventory of Anchorage's infrastructure, include green infrastructure: riparian corridors; wetlands and other natural hydrology features that provide water recharge and water filtration; important natural habitat connections. Without this data prominently shown on maps, there will be more unilateral actions like the moose fence that DOTPF erected along Minnesota Blvd.

Comments on draft LUP - Nancy Pease  
10-16-16

Action 7-5: Adopt a Hillside Conservation Subdivision Ordinance, Page 64  
Add the words: "following the criteria and the Built-Green Infrastructure in the HDP." The HDP has specific density bonuses and these should be respected.

Action/Section 7 is mis-named. It should be called Commercial Lands Prioritization, not Industrial Lands Prioritization.

This section sanctions rezoning that will deplete and dilute the industrial land base. These actions seem contradictory to earlier chapters that state the importance of an industrial lands bank.

Action 7-1. Do not allow a Targeted Area Rezoning of the TSAIA land on the west end of Raspberry Road adjacent to Kincaid Park and neighborhoods. The airport and the former Kulis Nat'l Guard base offer other developable land with better road access and fewer land use conflicts.

Action 7-2 and 7-3. Do not rezone industrial lands to commercial use along south C Street and North C Street. These re-zones create sprawl: especially on South C Street. South Anchorage already has Dimond Center, O'Malley Center, and Abbott Center in close proximity to the South C Street area. Target & Cabellas have already usurped industrial land--stop right there.

Goal 8-1 The creek corridors and wetlands that have potential for restoration or public acquisition should be shown on the asset inventory and on Map 2 (Natural Community Assets).

Action 8-8: Determine which municipal parks are not . . . full dedication status, Page 65  
The phrase "potential nomination to full dedicated [park] status" indicates that all parks may not be dedicated. Remove the word "potential" and state that undedicated parks will be dedicated.

Action 9-1  
Change this action to specify that HLB will apply conservation easements to municipally-owned wetlands that provide public benefits or maintain the natural hydrologic functions of re-charge, water quality, and wildlife habitats. HLB can protect wetlands WITHOUT a wetland mitigation bank. The effort to collect funding for protect municipal land simply diverts funding that could protect private wetlands and yield public benefits.

Action IX-3. This is a vague directive on stream setback ordinances. Specify that setbacks should be expanded to 50-feet or greater throughout the Municipality. I hope the intent is not to weaken stream setbacks.

Add a new Action IX-4. Amend T21 to create incentives in future subdivisions and redevelopment areas to create open space tracts along riparian corridors and wetlands. Tracts, whether transferred to the MOA or held in common ownership, offer more protection than setbacks on private parcels. T21 recognizes a similar situation with transportation corridors: ROWs are favored over easements.

Thank you for your consideration.  
Signed, Nancy Pease  
19300 Villages Scenic Parkway

Comments on draft LUP - Nancy Pease  
10-16-16

## Land Use Plan Map

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**From:** Sandra Ramsey  
**Sent:** Monday, October 31, 2016 11:35 PM  
**To:** Land Use Plan Map  
**Subject:** Comments on Draft LUP

RE: Draft Anchorage 2040 Land Use plan

To Whom It May Concern:

My name is Sandra Ramsey. I've been an Anchorage resident for 49 years, a South Addition resident for 27 years.

I have a BS in Interior Design and Housing from Drexel University, Philadelphia, PA and a MAT from Alaska Methodist University, Anchorage AK. For the past 34 years my profession has involved designing livable spaces.

My comments pertain to the downtown area and South Addition.

Item 2.2, page 28

One reason South Addition is desirable is because of the individual open spaces surrounding older houses; lawns, flowers and trees. Adding density to this area doesn't contribute to desirability. Years ago, in downtown - north of the Park Strip, there were many multi occupant, small, housing opportunities. Many of these catered to young, vibrant occupants who gave our city a can do atmosphere. Almost all have been demolished instead of being re built or remodeled, changing the dynamics and atmosphere of downtown. Often, downtown has ugly parking lots in their place. I assume the land owners are waiting to build tall commercial buildings; in some cases they've been waiting 30 years. Maybe it's time for a public/private partnership to develop parcels north of the Park Strip for smaller size (under 1000 square feet), more dense housing with roof top gardens. Existing national polls show young professionals and retired citizens welcome and support low maintenance housing within walking distance of grocery, bakery and department stores, parks, arts centers and restaurants.

Item 2.2, page 29

4 story structures will damage the look and livability of the South Addition. The Land Use planning Map (LUP) should to take into account our extreme sun angles throughout the year. Allowing taller buildings in an existing low rise residential area blocks winter sun from existing adjoining homes and public areas. This was addressed in planning that was done years ago - and should be continued. In South Addition, legal, newer 3 story homes are blocking winter sun from their northern neighbors; winter access to sun on the park strip is already being limited. As of mid-October, the new construction on 10<sup>th</sup> Avenue, between H and I streets, has blocked the sun on the Park Strip south sidewalk for half of that block. As the sun gets lower on the horizon and we have more snow and ice, that part of the sidewalk and park will be in shadow (cold and possibly very slippery) for 4 months of the year. Additional higher construction (blocked sun), in South Addition, will inhibit some residents from walking to local destinations during the winter and destroy one of the LUP reasons for choosing to live in this part of town.

#### Miscellaneous

There are many places in the 9/25/2016 Draft LUP that address the need to meet "compatibility" standards. I've been unable to find a definition of compatibility standards in the LUP document. If these standards do not exist, they should be developed and approved prior to the Draft LUP approval to eliminate confusion. If they exist, they should be easily identified.

Thank you

--

Sandra Ramsey Associates  
200 West 34th Ave. #110  
Anchorage, AK 99503

907-278-6916 - Voice  
907-278-6919 - Fax  
[sramsey@alaska.net](mailto:sramsey@alaska.net)

I am writing to update submit my comments on the latest draft of the Land Use Plan (LUP) with respect to height & density increases in South Addition.

Firstly, I am concerned that the administration is fast tracking the latest draft with little time for neighborhoods to learn about and communicate major zoning changes.

Specifically with respect to my neighborhood, South Addition, these include the following changes from the 9/25/16 Draft LUP :

1. "Areas within a quarter mile walking distance of Town Centers and City Centers may allow up to a fourth story." 9/25/16 Draft LUP p. 29

And,

2. "To provide greater housing opportunities, areas up to a half mile from designated City Centers may allow increased density. This is subject to compatibility standards for scale, design, lot coverage, setbacks, and alley driveway access." 9/25/16 Draft LUP p. 28

As a South Addition homeowner and resident for 26 years, I do not support either of these provisions. Increases in building height and density in south addition will further impact the unique character of our neighborhood and the noted historical significance of South Addition, An ongoing problem, increasing vehicular traffic, has not been addressed, but will be exacerbated by the proposed zoning changes. Many US cities support thriving single family neighborhoods in downtown areas and provide a model for building sustainable neighborhoods without the loss of character and quality of life that the proposed zoning would incur. South Addition is a desirable neighborhood with mixed economic demographics that attracts families, retirees, professionals and vibrant diversity. I do not support any zoning changes that will detract from this unique character.

Janine Schoellhorn

1302 G St,  
Kjschoellhorn@gmail.com

## Land Use Plan Map

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**From:** John Thurber  
**Sent:** Monday, October 31, 2016 3:25 PM  
**To:** Land Use Plan Map  
**Subject:** Comment on the 2040 Draft Land Use Plan dated Sept 25, 2016

Dear Land Use Planners,

As a resident of South Addition, I am concerned about the specific portion of the Draft 2040 Land Use Plan that allows a fourth story to be added to buildings within areas of South Addition. This is the specific section that I object to:

“ Areas within a quarter mile walking distance of Town Centers and City Centers may allow up to a fourth story” 9/25/16 Draft Land Use Plan page 29

This variance will allow building with four stories to be developed in the South Addition Neighborhood that will significantly undermine the character of South Addition. Four story buildings are not reflective of compatible infill or redevelopment in South Addition. Four story buildings will not improve the quality of life for the residents of South Addition.

I am requesting that the Four Story variance be removed from Compact Mixed Residential – Medium Land Use Designation in the 2040 Land Use Plan.

Sincerely,

John Thurber  
746 West 16<sup>th</sup> Avenue  
Anchorage, AK 99501

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John Thurber  
Alaska Tour & Travel/The Park Connection  
PO Box 221011 Anchorage, AK 99522  
www.alaskatravel.com  
john@alaskatravel.com  
800-208-0200  
907-245-0200  
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Company Blog: <http://blog.alaskatravel.com>  
Photo Gallery: <http://photos.alaskatravel.com>  
Online Brochure: <http://www.alaskatravel.com/brochure>

Follow us on Facebook:  
<http://www.facebook.com/AlaskaTourAndTravel>

## Land Use Plan Map

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**From:** Fred Traber  
**Sent:** Sunday, October 30, 2016 2:36 PM  
**To:** Land Use Plan Map  
**Subject:** Comments on the 2040 LUP

### **Comments from Fred Traber on the draft *Anchorage 2040 Land Use Plan (2040 LUP)*, submitted October 30, 2016**

Anchorage Planning Director Hal Hart introduces the 2040 LUP, in part, with this comment: “To ensure efficient and equitable growth within our limited geographical area, Anchorage will need to maximize land use efficiencies while protecting and enhancing our valued neighborhood characteristics and natural resources.”

As a property owner in the unique and fragile area known as Bootlegger’s Cove (South Addition), I am focused on his words “protecting” and “enhancing”. Since I am not a land use specialist, I found the 2040 LUP a complicated read and challenging to apply to my specific neighborhood.

However, I do recognize the importance of a *public process*. Property owners are taxpayers and we must be afforded the opportunity to be part of any government process which affects us. I suggest that a plan which may well influence the value of my property and the quality of my neighborhood needs to have a public process built-in.

With that in mind, I reviewed the 2040 LUP. I looked for ways where I would be able to help “protect” and “enhance” Bootleggers Cove. I searched the 86 page document for common key words which would suggest the provision for a public process in the 2040 LUP. Here are my results:

<b>Key Word</b>	<b>Occurrences in the 2040 LUP</b>
Public Notice	0
Hearing	0
Notice	0
Community Involvement	0
Advertise	0
Community Council	0

***I am surprised to find no mention of any public process in the Plan.***

In my experience, the public process is key to livability. While sometimes cumbersome, it is critical to all concerned. Three years ago, we had a problem with transient camps in our neighborhood in trees and brush on Alaska Railroad property. We offered to pay for tree and brush removal. The Railroad agreed



to consider our permit application, but required a public hearing by the South Addition Community Council prior to Railroad approval. It took extra time, but neighbors were kept informed.

I urge revision of the Anchorage 2040 Land Use Plan to specifically include detailed requirements for public notice and hearings.

Fred Traber

804 P Street

Anchorage, AK 99501

## Land Use Plan Map

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**From:** Fred Traber  
**Sent:** Monday, October 31, 2016 9:40 AM  
**To:** Land Use Plan Map  
**Subject:** Re: Comments on the 2040 LUP

Thanks, Jody.

And just to make clear, my comments are directed at the fact that the *plan itself* does not have require public notice, hearings, notices, community involvement, advertising or community council input to implement the plan.

Your office may have included the public in creation of the plan, but, I am concerned that I and the rest of my neighbors and community council will be adequately noticed and when it comes time for an adjoining neighbor of mine to build a high-density, five-story building with no parking provisions. I see no provision in the 2040 LUP to require the prospective building to notify anyone of his intentions.

Fred Traber

On Mon, Oct 31, 2016 at 10:14 AM, Land Use Plan Map <[LandUsePlanMap@muni.org](mailto:LandUsePlanMap@muni.org)> wrote:

Good Morning Mr. Traber:

Thank-you for sharing your thoughts with us. We will incorporate these into the Issue/Response that goes to the PZC for its deliberations. We will also be posting online the Public Involvement Plan which will hopefully reassure you that there has been significant public involvement in this plan. That should be online by the end of this week, if not sooner.

Thank-you again for your comments.

Jody

## Land Use Plan Map

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**From:** Kathryn Veltre  
**Sent:** Tuesday, November 1, 2016 4:52 PM  
**To:** Land Use Plan Map  
**Subject:** Building heights and increased density

As residents of South Addition, we read with alarm the suggested zoning changes that would allow four story buildings in our area. For those of us who live in this older section of Anchorage on small lots, the prospect of four stories going up next to us is alarming. The need for increased density in this area is understandable, but it makes more sense for the taller buildings to be downtown.

We are concerned that most of our neighbors have no idea that changes that would profoundly affect their quality of life are being considered. Are there any plans to inform them?

Thank you,  
Doug and Kathie Veltre

## Seitz, Jody L

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**From:** Patrick SW  
**Sent:** Wednesday, September 28, 2016 11:32 AM  
**To:** Seitz, Jody L  
**Subject:** Agricultural zoning

Jody,  
I have briefly reviewed the latest Land Use Plan version and I am still concerned about the lack of mention of agricultural uses. I have no idea what zoning classification an urban farm would fall under. For example, the 10 acre site off Northwood next to Fish Creek would be an excellent location for an urban farm or community gardens and is currently zoned high intensity residential. Would a farm be allowed under this classification? If not, which classification would it fall under? Industrial? Open Space?

If the plan as a whole represents our vision for Anchorage's future there needs to be a discussion of our basic need for locally grown food and ways we can encourage people to grow and where it is appropriate to grow. Given the success of the Mountain View community garden in empowering a diverse community to be involved in positive community development it is in our best interest to encourage these activities at the city level. Please include a discussion of farming and gardening uses into the plan.

Patrick Solana Walkinshaw  
907-230-3686

Sent from my iPad

## Seitz, Jody L

---

**From:** Patrick SW  
**Sent:** Thursday, October 27, 2016 1:13 PM  
**To:** Seitz, Jody L  
**Cc:** Davis, Tom G.  
**Subject:** Re: Agricultural zoning

The example for agricultural zoning I'm referring to is the BOETTCHER TR 3 ( Residential Property) Tax ID: 01024428 across from where W 45th ends at Northwood Dr. This 10 acre parcel is currently being developed as high density housing much to the chagrin of neighbors. There is an easement on the property for the soon to be installed Fish Creek trail extension. I think it is an ideal location for a community garden and urban farm. It would expand the greenway along Fish Creek and give local schools, the Spenard rec center and neighbors a place to spend time outdoors growing food and connecting to place.

The only place I see community gardens mentioned in the plan is under the description of Other Open Space. I think that agriculture uses should also be mentioned in Greenway-supported Development and there should be an action item to identify land that would be suitable for agriculture development to increase local food security and improve quality of life.

I believe a planning vision for Anchorage must include a discussion of food production as a foundational part of a healthy and livable community.

Thanks,  
Patrick

Sent from my iPad

> On Oct 21, 2016, at 3:29 PM, Seitz, Jody L <SeitzJL@ci.anchorage.ak.us> wrote:

>

> Dear Patrick:

>

> I have looked up the zoning for community gardens, hobby farms, and large domestic animal facilities. Title 21 has the following to say:

>

> \* Community Gardens are permitted (allowed) in the R-2M, R3, R-4, and R4A residential zones, as well as in the B-1A, B-1B, B-3, and RO districts.

>

> \* Commercial horticulture is a Conditional Use in the R-1, R-1A R-2A, R-2D, R-2M and PLI zoning districts. It is permitted (allowed) in the B-3, I-1, and I-2 districts.

>

> \* Large domestic animal facilities are conditional uses in the B-3, I-2, PR, and PLI districts. They are permitted in the I-1 district.

>

> \* Farmer's markets are permitted in the B1A, B1B, B-3, MC, I-1, I-2, and PLI districts.

> \* Commercial food production ia permitted in the i-1, I-2, MI, and PLI districts. It is a conditional use in the B-3 district.

> \* Aquaculture is a conditional use in the MC, I-2, and PLI districts. It is permitted in the MI district.

>

> The area off of Northwood next to Fish Creek - could you please give me an intersection? Remember that the Land Use Plan map is not a zoning map. It indicates what uses are planned for the future, but doesn't dictate zoning.

>

> As you can tell from the above, community and commercial food production is allowed in a variety of zoning districts.

>

> Maybe you could suggest where you think that such land uses should be planned.

## Land Use Plan Map

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**From:** Michelle Wilber  
**Sent:** Friday, October 28, 2016 4:47 PM  
**To:** Land Use Plan Map  
**Subject:** I support the greater Height and Density in Land Use Plan

Hi,

I am writing to comment in support of greater height and density allowed in the Land Use Plan as below:

1. "Areas within a quarter mile walking distance of Town Centers and City Centers may allow up to a fourth story." 9/25/16 Draft LUP p. 29
2. "To provide greater housing opportunities, areas up to a half mile from designated City Centers may allow increased density. This is subject to compatibility standards for scale, design, lot coverage, setbacks, and alley driveway access." 9/25/16 Draft LUP p. 28

I believe that increased density within its core is key to helping Anchorage be a more livable (walkable/transitable etc) city. I also support mixed use, lower (ideally no) off street parking requirements, and other things that would help us have a more European-feel person-centric (as opposed to car-centric) feel - this would make us a much more vibrant place to live and visit, and in days of less oil revenue, visitor dollars are important. I am not a developer (although I do own a 4-plex and a lot in Spenard), so my comments are really just from the point of view of a resident and parent - wanting a more livable, healthy city - not sprawl.

Thanks!

-Michelle

**February 29, 2016**

# **Community Discussion Draft Comments**

**(Comments unintentionally left out of previous compilation  
of the Community Discussion Draft)**

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August 5, 2016

Long-Range Planning Division  
Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

**CAPITAL PROJECTS**

**TEL 907.265.3095**

**FAX 907.265.2638**

RE: Anchorage Bowl Land Use Plan

To whom it may concern:

As you are likely aware, the Alaska Railroad (ARRC) continues the development of regularly scheduled, year-round passenger service from Anchorage throughout the state of Alaska. State, municipal and railroad planning documents all reference ARRC's steps toward providing commuter rail service in the Anchorage bowl, connecting to the Mat-Su valley and Girdwood. While the mapping provided in the draft Anchorage Land Use Plan correctly identifies the ARRC's corridor as a transportation corridor, we feel that it needs further designation as a "Transit Supportive Development Corridor" to accurately reflect the efforts of the ARRC and others to initiate commuter rail service in the future.

If you have any further questions in this matter, please feel free to contact me at your convenience.

Sincerely,

Brian A. Lindamood, PE, SE  
Director, Capital Projects

cc: David Greenhalgh  
Wendy Lindskoog

## **South Addition Community Council Resolution Requesting Changes to the Proposed Land Use Plan Map, April 21, 2016**

**IT IS HEREBY RESOLVED**, the residents of the **South Addition Community Council (SACC)** request the following changes to the proposed Anchorage Bowl Land Use Plan Map 2016 (LUPM):

Whereas, South Addition is presently zoned consistent with the community values held by the residents of SACC, which include low to medium density development, historic homes, sidewalks, alleys, mature trees and walkability;

Whereas, the scale and height of structures are critical factors that define South Addition as a highly valued, historic neighborhood, all future development should be compatible with the current character and scale of the South Addition neighborhood;

Whereas, South Addition residents find the narrative with the current land use map confusing, particularly when compared with current zoning, and find it difficult to understand the implications of proposed designations on the Land Use Plan Map.

**Now, therefore, SACC opposes the proposed increase to a high intensity urban neighborhood as outlined on the current land use plan map in the areas between:**

1. L to I Street, 10<sup>th</sup> Avenue – SACC supports height limitations not to exceed 35 feet to protect the sunlight onto the Delaney Park Strip year-round;
2. L to I Street, 11<sup>th</sup> to 13<sup>th</sup> Avenue, and on the southeast and northeast corners of I Street and 11<sup>th</sup> Avenue – SACC supports height limitations not to exceed 45 feet;
3. C to A Street, 10<sup>th</sup> to 12<sup>th</sup> Avenue – SACC opposes High Intensity development in this area and instead resolves that this area be designated Compact Mixed Use Housing consistent the area between A and Cordova Streets, and also consistent with the use and values in this historic neighborhood;
4. C to A Street, 13<sup>th</sup> to 14<sup>th</sup> Avenue – SACC supports this area to stay multi-family zoning, with a height limitation of 30 feet;
5. C to A Street, 14<sup>th</sup> to 15<sup>th</sup> Avenue – SACC support residential mixed-use development in this area with building heights limited to 30 feet;
6. A to Cordova Street, 10<sup>th</sup> to 11<sup>th</sup> Avenue – SACC supports the proposed change to compact mixed use, consistent with the historic district designation of this pocket neighborhood;

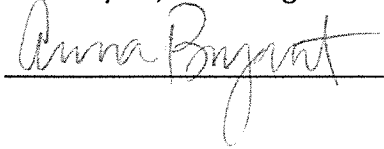
7. A to Cordova Street, 13<sup>th</sup> to 15<sup>th</sup> Avenue – SACC proposes this area be designated Medium Intensity Residential development with neighborhood conveniences and a height limit of 35 feet. SACC opposes High Intensity or Residential Mixed Use in this area; it is only a short distance from the Gambell Street business area that is currently underdeveloped.

Passed this day, April 21, 2016 by a vote of 14 for, 1 against, and 1 abstention.

Jeffrey Manfull, President

Handwritten signature of Jeffrey Manfull in cursive, written over a horizontal line.

Anna Bryant, Recording Secretary

Handwritten signature of Anna Bryant in cursive, written over a horizontal line.

## **South Addition Community Council Resolution Requesting Changes to Proposed Land Use Plan Map regarding: Transportation**

**IT IS FURTHER RESOLVED**, South Addition Community Council (SACC) requests the Municipality address important transportation issues associated with development in the proposed Anchorage Bowl Land Use Plan Map 2016 (LUPM):

Whereas, the SACC neighborhood very much values its safe and walkable character, at the same time the neighborhood is divided by four high speed arterials (A, C, I, and L Streets) that are dangerous and deter people who want to walk, bike or catch a bus;

Whereas, A and C Streets are located near or adjacent to a playground and elementary schools;

Whereas, there is history of Anchorage school children being hit by cars and killed on high-speed arterials adjacent to playgrounds on both Lake Otis and Tudor roads;


Now, therefore, SACC resolves that the Municipality should:

1. Implement strategies that encourage shifting resident's trips via automobile to transit, biking and walking, and discourage drive-alone trips into the City Center.
2. Before adding higher density residential development ensure bus service operates every 15 or 20 minutes along A, C, I, and L Streets.
3. Implement a safe pedestrian crossing for children and adults at the intersection of 12<sup>th</sup> Avenue and C Street.
4. Reduce vehicle speeds on the four arterials north of Fireweed to 25 mph through effective street design and aggressive speed enforcement.
5. Ensure neighborhood streetscape standards before approving new construction, including curb and gutter, paved alleys, separated sidewalks with landscaped buffers from the street.
6. Make the following changes to LUPM narrative, in "Actions" at page 53:
  - a. VI-2a - Ensure neighborhood streetscape standards before approving high intensity residential construction, including curb and gutter construction, paved alleys, separated sidewalks, landscaped buffers.
  - b. VI-6a - Develop an implementation plan to promote transit, walking and biking, and discourage drive alone travel into the City Center.

c. VI-8a - Protect neighborhoods planned for significant redevelopment into multifamily and high intensity residential by ensuring transit service every 20 minutes supported by safe and convenient walking and bicycle infrastructure with the redevelopment.

Passed this day, April 21, 2016 by a vote of 14 for, 1 against, and 1 abstention.

Jeffrey Manfull, President

Handwritten signature of Jeffrey Manfull in cursive script, written over a horizontal line.

Anna Bryant, Recording Secretary

Handwritten signature of Anna Bryant in cursive script, written over a horizontal line.

## **South Addition Community Council Principles Supporting Resolution**

### **I. Important Elements of the Anchorage Bowl Land Use Plan's Intent**

A primary intent of Anchorage Bowl Land Use Plan is to recognize the importance of growth intensity, continuity and compatibility of community development. The Anchorage Bowl Land Use Plan Map Narrative (LUPM) explains that the new land use plan offers “guidance when developing other plans and making land use and development decisions, public infrastructure investments, and evaluating proposed zoning changes, in coordination with other elements of the Comprehensive Plan”.

The Anchorage Bowl Land Use Plan Map narrative makes it clear that in order to build a community that meets our development needs, a seamless sense of continuity between unique and valuable districts and neighborhoods must exist. To achieve that end, we must respect the character, value and potential that each sub-district contributes to the whole. The following excerpts from the LUPM Narrative outline the guidance for how a seamless sense of continuity between unique and valuable districts and neighborhoods will be created.

#### **Community Goals Driving the MOA Land Use Map:**

##### **Section 1.3 Community Goals Driving this Plan: Compatible Development Goal**

“Development that respects the scale and character of existing neighborhoods, contributes to neighborhoods of lasting value and vitality, and is supported by investment in local amenities and services.” (p. 10)

##### **Section 1.4 Coordination with other Plans**

“Anchorage 2020 called for Neighborhood or District Plans to help achieve Comprehensive Plan policies, and respond to specific issues that arise in particular parts of the community... Together, the Anchorage Bowl Land Use Plan Map and area-specific plans guide future growth and development to achieve citywide and neighborhood goals, and maintain or improve the essential character of Anchorage’s communities.” (p. 3)

##### **Section 1.9 Anchorage’s Growth Strategy**

“A strategy is a long-term engagement, implemented through actions, which involve partnerships among multiple organizations and people in the community—relationships that continue and evolve over time to meet the community’s goals and needs.” (p. 7)

### **Section 1.9 Anchorage's Growth Strategy, Strategy 8. Compatible Use**

The Land Use Plan Map takes into consideration compatibility of uses. This refers to types of uses as well as the physical characteristics of buildings and density of dwelling units, noise, appearance, and traffic. The size, or bulk of buildings, building design, the shadowing and wind effects of tall buildings can impact neighboring structures and lots. Compatibility issues are generally addressed through more specific area, neighborhood or district plans, transportation plans, and through zoning. (p. 10)

## **II. Key Considerations to Compatible Development in South Addition**

South Addition is an irreplaceable, established, valued, historic neighborhood that has been and is still being created with unique nature and scale and close proximity to downtown.

1. The physical characteristics and scale makes it a sought-after place to live for people of all ages. The neighborhood is defined by sidewalks yards, gardens, alleys and tree lined streets, as well as a mix of single-family and medium density historical and contemporary residential architecture.
2. It is an interesting blend of variety of housing -- a mixed stock of mostly one or two stories single family homes, duplexes and fourplexes. It also includes a number of three story larger apartments and condominiums that maintain the nature and scale of the neighborhood. There are few four-story buildings.
3. South Addition offers an intimate and welcoming scale for walking and biking with streetscapes that encourage residents to watch the street they live on, and enjoy safe and healthy community engagement with their neighbors.
4. The scale, sidewalks and green landscape nature of South Addition are extremely important to the city as a whole and should be maintained and supported. As more higher-density housing is developed in the downtown core (as recommended in the Downtown Plan) South Addition will serve as the nearby, lower density, safe, walkable neighborhood that offers needed intimate character and scale supporting good quality urban living.
5. The larger Anchorage community appreciates and enjoys South Addition. It is the home of citywide public areas including Delaney Park Strip and Westchester Lagoon, and many public walking and racing areas. Downtown workers and visitors walk in South Addition for exercise and pleasure. However the high speed on A, C, L, & I Street thoroughfares create an uninviting safety hazard for pedestrians and bikers who use or live in the neighborhood.

6. The Downtown Plan calls for more high-rise and High Intensity housing in the urban core. South Addition should not compete with Downtown for high-rise/High Intensity development. South Addition serves as the nearby, low to moderate density, safe, walkable neighborhood that offers needed intimate character and scale supporting good quality urban living.

7. The South Addition neighborhood plays a valuable role in protecting downtown's important viewshed. From the new Dena'ina Convention Center and most of the major downtown high-rise buildings, South Addition's low heights and plentiful landscaping allow clear views to the south and east of our growing and beautiful city framed by the Chugach Mountains and Cook Inlet.

### **III. South Addition Community Plan Process is Underway**

South Addition is currently undertaking the development of a neighborhood plan. The plan will provide a specific guide to define and promote development that is compatible with the neighborhood. The planning process recognizes that the continuity of character and quality of life from the eastern to western edges of South Addition are very important. It will address development considerations such as the physical bulk, size and characteristics of buildings, setbacks, density of dwelling units, noise, appearance and traffic as well as viewsheds, shadowing and wind effects of taller buildings.

### **IV. South Addition is Unique, Requiring Its Own Development Solutions**

South Addition is a unique and historic neighborhood. Consequently its plan will likely propose development solutions that are different from other areas in Anchorage but common for highly valued historic neighborhoods in cities across the country.

For example, the plan may propose an overlay district accompanied by an infill housing ordinance as a tool to ensure the traditional character of the community is preserved while also ensuring an efficient use of existing development sites. Infill housing ordinances provide the structure for development to take place in the context of the valued qualities of the existing, developed neighborhoods. A variety of compatible housing types are allowed while the ordinance helps guide new infill construction and area redevelopment in a manner that mixes land use densities while reinforcing the scale and physical characteristics of the established neighborhood.

### **V. Anchorage Ordinance 2015-100 Significantly Changed the LUPM's High Intensity**



The approval of MOA AO 100.2015 changed the significance of the High Intensity land designation in the Land use Plan Map by allowing the right to build six story buildings in areas designated as High Intensity regardless of the area's existing zoning that requires significantly smaller building heights. In 2010's Provisionally Adopted Title 21, R4 was limited to three to four storied (35 to 45 foot tall) buildings. Now the coupling of AO 2015-100 with the Land Use Map designation of High Intensity can destabilize existing neighborhood by allowing randomly constructed six story, or 70 feet tall buildings, in existing R4 neighborhoods that are soft mixes of single family houses across from low, two or three story apartments. Land Use Plan Map designations of High Intensity R4 zoning now fundamentally threaten the physical characteristics of South Addition.

Great caution must be taken to not allow the combination of the Land Use Plan Map High Intensity designation and AO 2015-100 to erode the effectiveness of other municipal plans. The Downtown Plan calls for High Intensity urban housing. SACC agrees High Intensity housing needs to be built downtown in order to fill in and redevelop our urban core.

High intensity development should be built on lands already zoned for it, where landowners will welcome it:, such as Downtown and certain areas in Fairview. Building to high densities in a medium density neighborhood damages the neighborhood while delaying High Intensity development where it is already zoned and welcomed.

#### **VI. Transportation Issues related to the LUPM.**

Before adding higher density residential development to South Addition, measures should be taken to ensure that streetscapes include curb and gutter, separated sidewalks and landscaping, as well as adequate bus service operating every 20 minutes along A, C, I and L Streets. Vehicle speeds on the four arterials north of Fireweed should be lowered to 25 mph through effective street design and aggressive speed enforcement.

Development should improve South Addition, and produce as high quality pedestrian environment east of C Street as is enjoyed west of C Street. A and C Streets function mostly to rush cars going to and from downtown, with narrow sidewalks right next to speeding cars. There are no protected pedestrian crossings on A or C between 9th and 15th Avenues, and the "Transit Supportive Development Corridor" on 15th has no bus service at all in South Addition. School children and bus riders should have basic pedestrian protection when crossing A and C.

Unfortunately, Metropolitan Transportation Plan (MTP) goals and strategies are heavily weighted to move cars, and have little intent to improve the neighborhoods they transect. Many South Addition residents enjoy walking and biking close to home, but use their cars if

going beyond the neighborhood and downtown because north and south bus service is infrequent, and A and C Streets are inhospitable and dangerous for pedestrians and bicycles.

Along with its usual road construction schedule, the MTP needs to incorporate a number of Anchorage 2020 policies and target transportation investments in areas slated for infill and redevelopment, including several from Anchorage 2020:

- "Design, construct, and maintain roadways or rights-of-way to accommodate pedestrians, bicyclists, transit users, the disabled, automobiles, and trucks where appropriate."
- Improve "Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance."
- Build "A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, and bus shelters and landscaping."
- Design "with a goal of reducing vehicle trips and distance for neighborhood residents and minimize traffic impacts on nearby residential areas."
- "Improve public transportation service between residential areas and employment, medical, educational and recreational centers."
- "Design, construct, and maintain roadways or rights-of-way to accommodate pedestrians, bicyclists, transit users, the disabled, automobiles, and trucks where appropriate."
- Place greater emphasis on pedestrian to transit linkages, minimizing individual and cumulative air quality impacts and impacts on neighborhoods.

Placing more emphasis on walking, biking and transit improvements in areas targeted for infill and redevelopment will come closer to achieving Anchorage 2020 goals to provide "a safe, energy efficient transportation system that is designed and maintained for year-round use and that respects the integrity of Anchorage's natural and northern environment," and offer "affordable, viable choices among various modes of transportation.

Unless Anchorage expands its transportation goals to promote transit, biking and walking, and discourage drive alone traffic, additional residential density will burden existing neighborhood streets with even more unwanted demand for parking and traffic.