

PZC Case No. 2016-0127
Anchorage 2040 Land Use Plan
Public Hearing Draft

Appendix D-1
Public Comments
Supplemental

Turnagain Community Council (Updated)

(received with signature and parcel map at November 7, 2016 Work Session)

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TURNAGAIN COMMUNITY COUNCIL

c/o Federation of Community Councils
1057 West Fireweed Lane, Suite 100
Anchorage, Alaska 99503

November 7, 2016

Sent via email

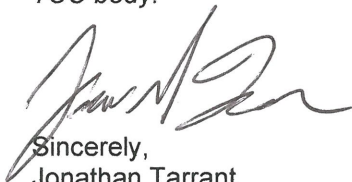
Municipality of Anchorage Community Development Department
Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

RE: **TURNAGAIN COMMUNITY COUNCIL RATIFIED ADDENDUM TO PREVIOUS TCC COMMENTS
ANCHORGE 2040 LAND USE PLAN - PUBLIC HEARING DRAFT**

Dear Planning Dept. Staff:

The letter below (with a few minor edits and an attached map showing the relevant parcels) — which was originally sent by Turnagain Community Council (TCC) Land Use Plan Map Committee Co-Chairs Anna Brawley and Cathy Gleason on November 1, 2016 — was presented for ratification to the TCC members at our November 3, 2016, meeting; the vote to do so passed, 19 Yes, 0 No.

Please now except this Anchorage 2040 Land Use Plan Public Hearing Draft comment letter as coming from the full TCC body.



Sincerely,
Jonathan Tarrant
Turnagain Community Council President

November 1, 2016

Sent via email

Municipality of Anchorage Community Development Department
Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

RE: **ADDENDUM TO PREVIOUS TURNAGAIN COMMUNITY COUNCIL COMMENTS
ANCHORGE 2040 LAND USE PLAN - PUBLIC HEARING DRAFT**

Dear Planning & Zoning Commission and Planning Dept. Staff:

Thank you for the opportunity to provide additional input on the 2040 Anchorage Land Use Plan (2040 LUP) Public Hearing Draft with the extension of the comment deadline. The below comments provide input on items not previously addressed in our October 17th handout or May 27th/September 9th comments. In order to submit comments by the extended November 1st deadline, the Turnagain Community Council (TCC) Land Use, License & Permit Review Committee is submitting this input now; this letter will be presented at our November 3, 2016, general meeting for formal ratification.

2040 LUP Map — Designation of Parcels West of Forest Park Dr.

- **TCC OPPOSES the Draft 2040 LUP Map RE: DESIGNATION OF SPECIFIC PARCELS WEST OF FOREST PARK DR. AS “NEIGHBORHOOD – COMPACT MIXED RESIDENTIAL – LOW”**

TCC thanks Commissioner Spring for bringing this particular item to our attention at the October 17th hearing. After discussing this with active TCC members who have a home located within the parcel area proposed to be designated “Neighborhood - Compact Mixed Residential - Low (Compact Mixed Res.),” and seeing what kind of development this designation would allow (page 28 of the Draft Plan), **TCC does not support the proposed designation.**

Instead — *excluding the two most southern parcels located within the proposed Compact Mixed Res. designation* — **TCC requests that the parcels located directly along the west side of Forest Park Dr. be designated “Neighborhood – Single Family and Two Family” on the 2040 LUP Map.**

- *Reasons for this request include:*
 - As the “Areas of Growth and Change” map (page 19 of the Draft Plan) indicates, the proposed land use designation for these parcels along Forest Park Dr. would change uses currently allowed by existing zoning, which is R-2D. This zoning was specifically requested (and approved) by homeowners in 1979, to protect the existing single and two-family homes vulnerable to higher-density development under the R-2 zoning that was in place at that time.
 - The existing single and two-family homes are consistent with the development density of other homes in the Forest Park Dr. area to the east and north.
 - Potential higher-density development would likely increase traffic on Forest Park Dr., which has a Local Street designation. There are no sidewalks or bike paths along this street, yet it is regularly used by pedestrians, joggers and bicyclists; more traffic would create a greater safety risk for these non-motorized users.
 - Higher density housing should be avoided in this area, as these parcels fall under the “High Seismically Induced Ground Failure Hazard” in the Hazard Mitigation and Resiliency Map (CC-6).
 - Even though the West Anchorage District Plan Land Use Map (page 73 of that plan) designates these parcels along Forest Park Dr. as “Low/Medium Intensity (>8-15 units per gross acre), which is consistent with a Compact Mixed Residential - Low designation, **TCC sees development of the 2040 LUP as an opportunity to override that inappropriate designation — and ensure that the parcels directly west of Forest Park Dr. in the Turnagain area have the proper designation of “Neighborhood – Single Family and Two Family” on the finalized 2040 Land Use Plan Map.**

Please see additional rationale for TCC’s designation request in comments submitted October 31, 2016, by Mamie and Jon Issacs, long-time residents who live in this area along Forest Park Dr. (Their comments are attached to our comments as well.)

Parcel Designation Along La Honda Dr.: In hindsight, the parcels along La Honda Dr. (west of Forest Park Dr.) should probably not have been built on — or built at a lower density — due to their location within the “High Seismically Induced Ground Failure Hazard” in the Hazard Mitigation and Resiliency Map (CC-6) and the Fish Creek floodplain. But because they are already developed at a higher-than-single/two-family density, TCC’s designation request for “Neighborhood – Single and Two Family” does not include these parcels.

2040 LUP Map — Designation of the Mobile Home Park along Hillcrest Dr.

- **TCC UNCERTAIN RE: DESIGNATION OF MOBILE HOME PARK ON HILLCREST DR. AS “NEIGHBORHOOD – COMPACT MIXED RESIDENTIAL – LOW”**

Again, TCC thanks Commissioner Spring for bringing this particular item to our attention at the October 17th hearing. TCC acknowledges and recognizes that higher density housing in appropriate locations within the Anchorage Bowl will be needed in the coming years. However, after review of this land use designation proposal, TCC submits the following for consideration by the Planning & Zoning Commission, as we have mixed feelings about designating the mobile home park on Hillcrest Dr. for higher density development.

- Unlike TCC's strong position stated above with regard to supporting a change to the WADP Land Use Map, TCC is uncertain whether the mobile home park parcel would be a wise change for this area of the Turnagain residential neighborhood:
 - First and foremost, has the owner of the mobile home park land been contacted by the Planning Dept. regarding this proposed land use designation change — and, if so, what was the response?
 - As the "Areas of Growth and Change" map (page 19 of the Draft Plan) indicates, the proposed land use designation for the mobile home park parcel along Hillcrest Dr. would not only change the use currently allowed by existing zoning, but would also change the land use designation in the West Anchorage District Plan (page 73 of that plan), which is "Low Density – Attached and Detached" (< 5-8 units per gross acre).
 - The residential density provided by the mobile home park, which has been in this location for many years, has provided relatively low density, compatible homes adjacent to the surrounding residential areas north, west and south of the development (West High School is to the east).
 - The proposed designation of "Compact Mixed Residential – Low" would allow a higher density development of 8 to 15 units per gross acre. This increased density would likely create more traffic on Hillcrest Dr., which is a high-use street for both vehicle traffic and student pedestrian and bicyclers to the West/Romig campus. While the TCC Safe Routes To Schools Committee identified the need for a sidewalk along the south side of Hillcrest Dr. from Forest Park Dr. to the campus (and TCC has included this project in its CIP list), currently, no sidewalk or bike path exists.
 - While mobile home parks may not provide an ideal housing option for many Anchorage residents, the remaining mobile home parks in our city have been providing affordable housing for many years. Neighbors who reside in mobile home parks may not be able to afford other forms of housing, such as apartments. And most apartments provide little or no yard for pets, gardens, storage, etc., which the mobile home park on Hillcrest Dr. does offer its residents.

Once again, TCC appreciates the opportunity to provide additional comments on the Anchorage 2040 Land Use Plan Public Hearing Draft. TCC requests that this comment addendum — along with our previously submitted comments that reflect long-held positions and proposals — will be incorporated into this important land use document for our city. TCC hopes that our input — and our continuing dialogue with the Municipal Planning Dept. — result in a positive outcome for the Turnagain neighborhood and our community.

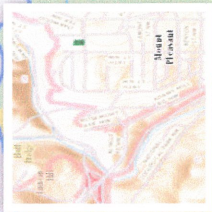
Sincerely,

Anna Brawley & Cathy Gleason
Turnagain Community Council Land Use, License & Permit Review Committee Co-chairs

CC: Turnagain Community Council President Jonathan Tarrant
Turnagain Community Council Treasurer Gloria Manni
Turnagain Community Council Board Member-at large Kennis Brady

Attachments:

10-31-2016 Memorandum from Marnie and Jon Issacs
Anchorage 2040 Land Use Map — Forest Park Dr. and Mobile Home Park parcels shown



632 W 6th Ave, Anchorage

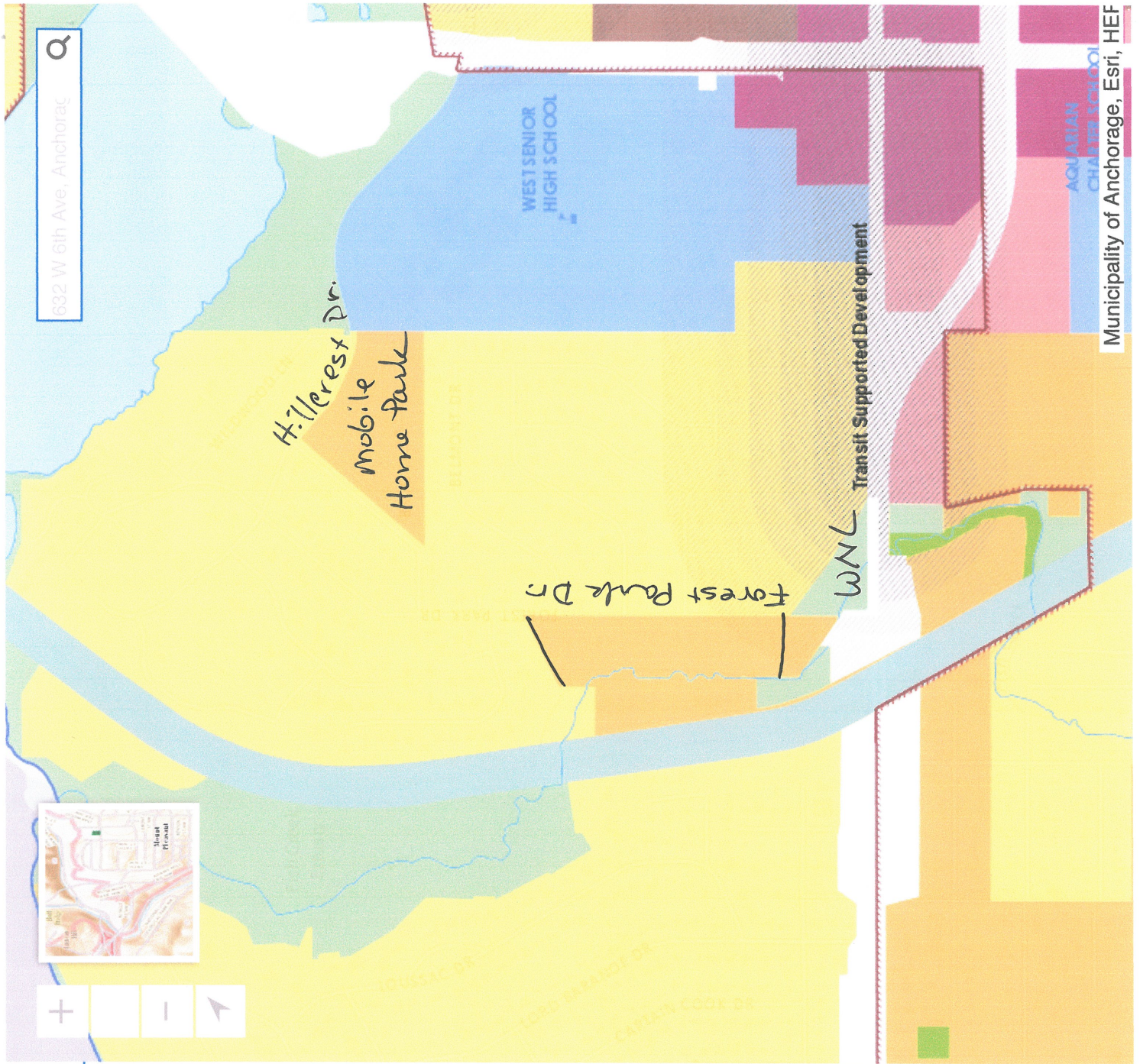
2040 Land Use Plan Map

LEGEND INFO

LUPM Parcels

Descriptions

- Park or Natural Area
- Park or Natural Area (Airport Expansion Alternative)
- Other Open Space
- Neighborhood - Large Lot Residential
- Neighborhood - Single Family and Two Family
- Neighborhood - Compact Mixed Residential - Low
- Neighborhood - Compact Mixed Residential - Medium
- Neighborhood - Urban Residential - High
- University or Medical Center
- University or Medical Center with Greenway Supported Development
- Greenway Supported Development



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

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 they remain designated for Single Family and Two Family structures. This would be in keeping with the area’s existing land use and maintain the quality and character of the neighborhood.