

DOWNTOWN / FAIRVIEW / SOUTH ADDITION FOCUSED GROUP QUESTIONS – APRIL 12, 2016

Downtown, Fairview, South Addition

Downtown Anchorage as the original Central Business District for the Anchorage area has experienced a downturn in recent development or redevelopment. Factors contributing to this situation include costs of land and construction, seismic vulnerability, and the lack of the appropriate Municipal code for Downtown. The Land Use Plan Map suggested increased housing density along 9th Avenue (Question 3). Are there other land use recommendations that could help Downtown redevelopment? The accompanying map depicts proposals for Downtown redevelopment.

The Land Use Plan Map project is fairly consistent with the Fairview Neighborhood Plan. However, the Land Use Plan Map does indicate an additional area along 15th Avenue where higher-intensity housing and mixed-use development could occur. Questions 3 and 4 are intended to spark the conversation about the types and density of development in Fairview that may have not been considered during the completion and adoption of the Fairview Neighborhood Plan.

The South Addition neighborhood area could provide more housing adjacent to Downtown, with desirable sidewalks, transit service, trails, parks and other amenities. Questions 1, 2 and 4 are intended to address intensity, kinds of uses, the kinds of neighborhood oriented design features, housing types, and public infrastructure investments that would be needed to ensure the appropriate scale of development in South Addition.

1. Weidner and Central Lutheran block on 13th and Cordova– what are the desired types of housing, mixed-use, building height, how will a new project relate to the neighborhood?
2. A and C Street corridor of land, and area between A and Cordova north of 13th Avenue – what is appropriate Intensity, building scale, and character of development?
3. Are there locations where a High Intensity Urban Neighborhood type of development with Residential Mixed-use that could occur along 15th and 9th avenues? The Growth Supportive Feature depicted by the dotted overlay on the map indicates where this could potentially happen.
4. South Addition and Fairview in general – What type of infill would be compatible, what design characteristics should it have? There are several examples of infill development types found in the Land Use Plan Map publication (pages 18-20).

Please refer to the Land Use Plan Map Narrative document for further information:

<http://www.muni.org/Departments/OC PD/Planning/Projects/AnchLandUse/Documents/LUPM%20Plan%20Complete-3-21-16.pdf>

Distributed with associated map to Downtown, South Addition, and Fairview Community Councils and other interested parties on April 12, 2016.