



Fairview Public Utility District, 1954



Chronic Inebriate Workshop, 2008



Housing in Fairview



Fairview Block Party 2013

EXECUTIVE SUMMARY

The Fairview community has been working together for over 20 years to create a true winter city neighborhood plan. This document contains the background information, documentation of existing conditions, and details on Plan goals and implementation. The Fairview Community Council and Fairview Business Association envision a vibrant Fairview community that embraces the sub-arctic winter environment, anchored by a strong job-providing commercial sector, a walkable main street with mixed use development, and a safe, stable and diverse residential area. This will lead to a community with a strong positive image, both for Fairview residents and businesses, and for prospective visitors and investors. This vision includes the redevelopment or rebuilding of dilapidated structures, infilling of vacant properties, winter-wise design approaches to new construction, designing and building transportation infrastructure that is more business and resident friendly, recognizing the unique context of an urban core area, training of competent workers for relevant jobs, promoting a civic and personal commitment to life-long learning and community engagement, and minimizing the negative impact of chronic public inebriates on the business and residential community. The implementation chapter is broad enough to provide guidance towards this vision for the next 10-15 years, while still providing project level detail for the specific next steps that will help community members achieve shared goals.

PURPOSES OF THE PLAN

1. To establish development goals for the neighborhood of Fairview following the process outlined in Anchorage Municipal Code 21.05.155.
2. Provide background and justification for future changes to zoning, land use map adjustments and related development or planning actions.
3. Endorse and incorporate the goals and strategies of Anchorage 2020¹, Fairview Economic Revitalization Plan, Gambell Street Redevelopment Plan and the Anchorage Original Neighborhoods Historic Preservation Plan.
4. Outline implementation strategies and actions to assist the Fairview Community in achieving their common vision and reaching its goals for the future.
5. Obtain approval by the Anchorage Planning and Zoning Commission and Anchorage Municipal Assembly.

PUBLIC PROCESS OVERVIEW

Fairview Community Council contracted Agnew::Beck to distill and refine the 2009 Draft Fairview Community Plan (from here on 2009 Draft Plan). The 2009 Draft Plan was the culmination of a multi-year planning process reflecting the input of the community over many well-attended meetings. The full Draft Plan is available at www.communitycouncils.org. This updated 2013 Fairview Neighborhood Plan builds from that foundational document and effort, and also includes public input and the goals and strategies from more recent planning efforts. These include the Fairview Business Association's 2013 Economic Revitalization Plan, the Anchorage Original Neighborhoods Historic Preservation Plan (hereafter Historic Preservation Plan) and the Gambell Street Redevelopment Plan. This document also incorporates the Municipal planning department's review of the 2009 Draft Plan, including improved documentation of the linkage between this plan and other municipal-wide plans, and inclusion of a recommended land use plan map.

Agnew::Beck and the Fairview Community Council worked closely with neighborhood organizations, the Municipal Long Range Planning Section, and the Anchorage Planning and Zoning Commission to finalize the Plan. Agnew::Beck updated data that were included in the 2009 Draft Plan existing conditions sections and incorporated results of previous and concurrent planning processes. During the summer 2013 annual Fairview Block Party, between 80 and 100 people engaged with the Community Council's booth on the neighborhood plan and over 40 people contributed their specific ideas. The planning team distributed an online survey, to which 26 people responded. A working draft was circulated to interested members of the public and Fairview Community Council list serv in advance of the October Community Council meeting. The October 2013 Community Council meeting offered an opportunity for the public to discuss the revised

¹ This plan does not supersede the recommendations of Anchorage 2020.

plan. It is the Fairview Community Council’s intention that this Plan meets the expectations of the Anchorage Planning and Zoning Commission, the Assembly and the community as a whole by providing a broad vision and specific strategies to guide the community forward.

The Fairview Neighborhood Plan includes two main products. This document, the Fairview Neighborhood Plan, includes all required elements for Neighborhood Plan per Municipal Ordinance 21.05.155 and Municipal Resolution 2006-42s including the details of the plan, planning process, community vision and implementation strategies. The Fairview Neighborhood Plan Guidemap insert in Chapter 4 summarizes key plan recommendations. It can be used for easy reference by community members and policy makers who want a quick look at Fairview’s plan for the future.

OUTLINE OF THE PLAN

The Plan is organized in the following way:

- Chapter 1: Introduction. Provides an overview of the Fairview Community Council planning area, relationship to existing plans, and a community overview and history.
- Chapter 2: Existing Conditions. Describes the neighborhood character, demographics, economics, land use, land ownership, infrastructure, public facilities, transportation, parks and open space, and natural environment.
- Chapter 3: Public Process. Outlines the public process and issues and opportunities identified by the community..
- Chapter 4: Community Vision. Includes the Fairview Neighborhood Plan Guidemap, the overarching vision of the community, including nine goals, listed below, and the strategies to achieve these goals:
 - Leverage what we have
 - Protect and improve neighborhood character
 - Connect people to places (jobs, businesses, schools, parks)
 - Create incentives for economic development
 - Foster clean, safe positive streets and sidewalks

- Maintain green space – from the front yard to community parks
 - Create a more liveable winter city neighborhood.
 - Promote life-long learning and a commitment to excellence in education.
 - Create increased opportunities for civic engagement by the citizenry.
- Chapter 5: Implementation. Presents the implementation table that identifies responsible parties, priority level and next steps for plan recommendations along with the proposed land use plan map and special area designation of the Fairview Mixed Use Corridor.

