

## 4::COMMUNITY VISION

### OUR VALUES + PRINCIPLES

#### SAFETY

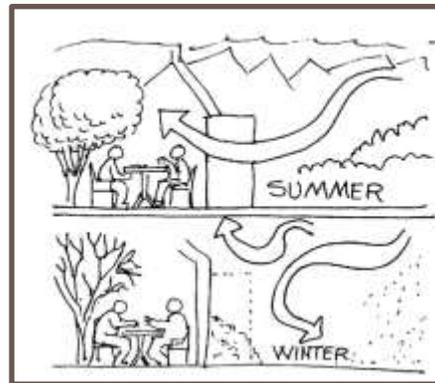
We value a neighborhood where our streets are safe and friendly toward pedestrians. We value a community where people watch out for one another.

Guiding principles: Community Policing and the Community Patrol should be supported. Lighting should help establish a sense of safety but not detract from the residential parts of the neighborhood. Aircraft should have high levels of maintenance and stay within proper flight patterns.

#### DESIGN

We value a more livable, pedestrian-scaled urban environment where people celebrate the winter and summer seasons equally. We value neighborhood friendly businesses that minimize negative impacts to our residences.

Guiding principles: Planning efforts should support the creation of a complete and integrated walkable Fairview community containing housing, shops, work places, schools, parks and civic facilities essential to the daily lives of residents throughout the year. The design of local streets, pedestrian walkways and bike/ski paths should encourage appropriate use for the time of the year. High speed traffic on local streets is discouraged. Public spaces should be designed to encourage the attention and presence of people in all seasons and at all hours of the day and night. The benefits of micro-climates should be addressed in site development and building design. Commercial properties should minimize noise and light pollution into residential areas.



#### NORTHERN DESIGN PRINCIPLES

- Support a compact community structure.
- Face the south and protect solar access.
- Develop enclosed courtyards and micro-climates.
- Encourage energy efficiency.
- Create mixed-use buildings and streets.
- Design for kids, elderly and physically disabled.
- Show the winter view.
- Create climactic protection for pedestrians.
- Celebrate the winter space.
- Give equal attention to winter landscaping

## HEALTH

We value a clean neighborhood free of litter where residents can enjoy attractive landscaping. We value convenient and affordable access to health care services.

Guiding principles: Fairview residents should have convenient access to affordable health care facilities. Residents should be able to exercise on well-maintained pedestrian/bike/ski paths. Residents should have frequent access to natural light during the winter months.

## EDUCATION

We value a life-long education where all individuals have affordable access to knowledge. We value creating a world-class education system where all children have the chance to be the best they can be.

Guiding principles: The Fairview community encourages all residents, employees and students to maintain a commitment to excellence in learning.

Public facilities should be designed and operated with affordable, life-long education in mind.

## OPPORTUNITY

We value helping others to become self-sufficient. We value a community where all residents have a chance to earn livable wages with decent benefits.

Guiding principles: Social support facilities and services should not enable dependence. Residents should have convenient access to employment services and job centers.

## HOUSING

We value a traditional neighborhood approach to meeting the shelter needs of our residents. We value the need for a mix of housing choices.

Guiding principle: Fairview should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within our boundaries.



## PROSPERITY

We value a vibrant Main Street serving the needs of local residents for goods and services. We value businesses that contribute to revitalization of the Fairview community. We value being part of the Downtown area.

Guiding principles: Businesses within the community should provide a range of job types for residents. Development within the area should seek to conserve resources, support energy efficiency and minimize waste. There should be a central focus to the community that combines commercial, civic, cultural and recreational uses. Linkages should be strengthened between the Central Business District and the neighborhoods of Fairview. The Sports Complex area should be better integrated into the business fabric of the Fairview community.

## MOBILITY

We value a transportation system that places a priority on non-motorized mobility while maintaining reasonable access for vehicles. We value affordable and convenient access to public transit.

Guiding principles: The location and character of our neighborhoods should be supported by the Municipal public transit system. As many activities as possible should be located within easy walking distance of transit stops. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes within the urban center of the City. Pedestrian and multi-seasonal use of the streets should be encouraged by establishing a sense of scale that is small and spatially defined by buildings, trees and lighting and by discouraging high speed traffic. Innovative techniques for removal of snow from streets and sidewalks are encouraged.

## COMMUNITY

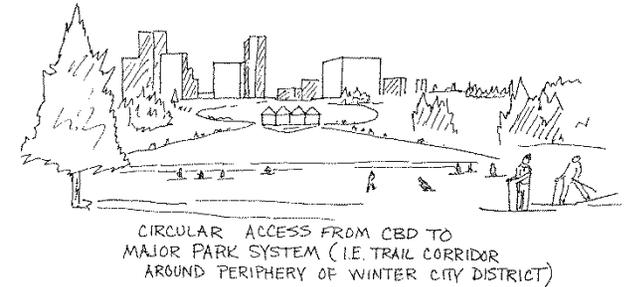
We value cultural, ethnic and socio-economic diversity within our neighborhoods. We value our unique history. We value people and organizations working together to revitalize our neighborhoods. We value “win-win” solutions.

Guiding principles: The Fairview community should not bear an excessive burden of responsibility when addressing city-wide problems. The historical nature of the downtown area and the Historic 4 should be strengthened. Civic responsibilities should be shouldered by all capable residents of the Fairview community.

## RECREATION

We value year-round access to recreation including open space and fun activities for all ages.

Guiding principles: The natural terrain, drainage and vegetation of the area should be preserved with superior examples contained within our parks or greenbelts. Neighborhoods should contain an ample supply of specialized open space in the form of squares, greenways, and parks whose frequent use is encouraged through placement and design. Recreational facilities should be operated and maintained at levels commensurate with their positive impacts to the community.



## OUR GOALS

The residents and businesses of Fairview envision a safe and healthy community with world class schools, with a strong job-providing commercial sector, and a stable and diverse residential population; 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 a safe community, successful schools and students, the redevelopment or rebuilding of dilapidated structures, infilling of vacant properties, designing and building public and transportation infrastructure that is more business and resident friendly, training of competent workers for relevant jobs, minimizing the negative impact of chronic public inebriates on the business and residential community, and promoting a more livable winter city neighborhood.

## LEVERAGE WHAT WE HAVE

Fairview has assets offered by few other Anchorage neighborhoods: excellent proximity to Downtown, diverse housing including a large stock of well-kept single family homes, a human-scale street grid with alleys, easy access to greenbelts and trails, a mix of commercial business, a well-used recreation center, a rich history and, most importantly, diverse and motivated long-time residents.

### I. PROTECT & IMPROVE NEIGHBORHOOD CHARACTER

- 1.1 Identify and provide a range of housing densities, serving a range of incomes and ages.
- 1.2 Create a review process for multi-family developments over 3 dwelling units/lot that involves community review and design standards.
- 1.3 Foster high-intensity mixed use development for Gambell/Ingra Corridor and North Fairview.
- 1.4 Require buffers where industrial adjoins residential

- 1.5 Sponsor construction of a high quality multi-family demonstration pilot dwelling, to show how such structures can be both profitable and a good neighbor.
- 1.6 Use accessory dwelling units (“mother in-law apartments”) to achieve increased density in Fairview while respecting its historic character and socioeconomic diversity.
- 1.7 Screen dumpsters where it does not impinge on the ability of utilities to serve properties in the alleys.
- 1.8 Preserve local historic buildings and neighborhoods, strengthen the historic character of Fairview.
- 1.9 Increase home ownership and decrease transiency
- 1.10 Encourage small scale, neighborhood-serving commercial development.
- 1.11 Promote homebuyer loans for property improvement.
- 1.12 Work to generate greater pride in Fairview as a place to live, work, play and prosper.
- 1.13 Improve Upgrade the Fairview Recreation Center to a community center, grow the number of users, and promote community engagement.
- 1.14 Strengthen “Sense of Place.”

## 2. CONNECT PEOPLE TO PLACES (JOBS, BUSINESSES, SCHOOLS, PARKS, AND DOWNTOWN)

- 2.1 Focus on priority corridors for pedestrians and bikes, e.g. 9th, 13th, 15th Avenues; Cordova, Gambell, Karluk Streets.
- 2.2 Improve connections within Fairview and to Downtown, including the need and potential for improved People Mover service, a shuttle to downtown, and improved walking and biking options. Fairview is “East Downtown”.
- 2.3 Create better walking, driving and parking linkages to major public and commercial destination facilities – e.g. connections that would link people using Sullivan Arena with Fairview shops and restaurants.
- 2.4 Implement the Gambell Street Redevelopment Plan – reduce Gambell to three lanes, improve sidewalks, underground utilities, add street amenities, study and adjust zoning to allow for more pedestrian interaction, perhaps establishing maximum setbacks for commercial development.
- 2.5 Plan for Seward to Glenn Highway connection. Maintain the integrity of Fairview, by following a cut and cover approach, creating a greenway connection between Ship and Chester Creek with a Hyder Street alignment or alternatives that reduce impact on neighborhood.
- 2.6 Enhance the safety, health and ambiance of areas surrounding Merrill Field by limiting detrimental noise impacts and the threat of airplane crashes.
- 2.7 Engage the Knik Arm Bridge and Toll Authority in future planning for the neighborhood.

- 2.8 Develop transportation corridor plan to provide stability for investment in the face of large infrastructure projects
- 2.9 Identify opportunities for paving alleys.

### 3. CREATE INCENTIVES FOR ECONOMIC DEVELOPMENT

- 3.1 Invest in more attractive, comfortable, safer commercial district sidewalks.
- 3.2 Reduce on-site parking requirements; increase on-street parking and develop parking structures
- 3.3 Encourage redevelopment through establishing a tax abatement district.
- 3.4 Investigate Enterprise Zones (“EZ” development zones) and community development corporations.
- 3.5 Improve Fairview reputation and “brand” through events, street improvements, publicity.
- 3.6 Develop Sullivan Arena partnership program to promote local businesses.
- 3.7 Locate job-training center in Fairview and expand job opportunities for neighborhood residents.
- 3.8 Encourage home occupations and home-based businesses.
- 3.9 Partner with the Fairview Business Association to support Fairview’s small businesses.
- 3.10 Promote energy efficient building design (demonstrate affordable energy conservation techniques into the “demonstration project”).
- 3.11 Assess, document, monitor energy use, at the neighborhood scale, as one part of REAP’s statewide program to help Alaska reach statewide energy goals.

### 4. FOSTER CLEAN, SAFE POSITIVE STREETS + SIDEWALKS

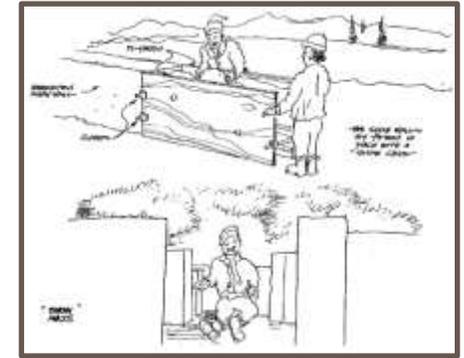
- 4.1 Improve the year-round walking experience – keep sidewalks clear of snow.
- 4.2 Distribute social service facilities equally throughout Anchorage.
- 4.3 Improve neighborhood design to increase the number of “eyes on the street.”
- 4.4 Implement the coordinated program to address homeless and chronic public inebriates proposed by the Fairview Business Association.
- 4.5 Create a community where people and property are safe from harm.
- 4.6 Engage local residents in taking responsibility for their streets.
- 4.7 Enlist Social Service Providers in active efforts to mitigate negative externalities of their operations.

## 5. MAINTAIN GREEN SPACE – FROM THE FRONT YARD TO COMMUNITY PARKS

- 5.1 Increase the supply, quality, safety and accessibility of well-maintained local parks and open spaces.
- 5.2 Improve and identify linkages to the Ship Creek and Chester Creek greenbelts and trail systems.
- 5.3 Preserve natural terrain, drainage and vegetation in public and private spaces.
- 5.4 Improve neighborhood landscaping.

## 6. CREATE A MORE LIVEABLE WINTER CITY NEIGHBORHOOD

- 6.1 *See strategies other goals for snow removal and overlay zones.*
- 6.2 Establish a neighborhood winter festival.
- 6.3 Promote greater use of winter lights.



## 7. PROMOTE LIFE-LONG LEARNING AND COMMITMENT TO EXCELLANCE IN EDUCATION

- 7.1 Foster a community with a world class education system, accessible to all income groups and where people of all ages are enthusiastic about learning.
- 7.2 Turn Fairview Elementary into a magnet school
- 7.3 Restore computer lab at Fairview Recreation Center.
- 7.4 Promote development of a Neighborhood Education Plan

## 8. CREATE OPPORTUNITIES FOR CIVIC ENGAGEMENT BY CITIZENRY

- 8.1 *See strategies in other goals such as the neighborhood Block Watch initiative, Fairview Snowfighters and improvements to the Fairview Recreation Center.*
- 8.2 Strengthen institutional efforts to promote civic engagement.
- 8.3 Promote greater use of flowers in the neighborhood.

## SUB-AREA GOALS

### INDUSTRIAL FAIRVIEW

**Context:** While parts of this area support active, lively commercial activities, other areas are rundown or underutilized. There is a concentration of social services in the north end of this sub-area which impact neighboring land owners.

**Goals:** Screen incompatible uses and mitigate truck traffic where residential abuts Merrill Field and industrial uses. Create new North-South trail linking Fairview to Ship Creek/Chester Creek trails. Encourage new business.

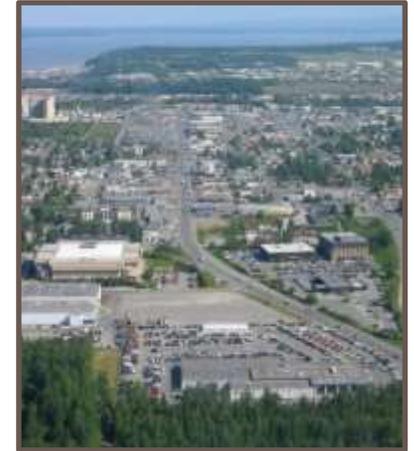
**Relevant Planning Efforts:** Ship Creek Master Plan, Merrill Field Airport Master Plan, Trails Plan

### FAIRVIEW MAIN STREET

**Context:** Lack of certainty prevents investment (H2H, KAC). Six and eight-plexes with minimal landscaping. Corridor breaks up integrity of the neighborhood.

**Goals:** Desirable area for high density. Reduce lanes on Gambell from four to three. Concentrate “main street” activities on Gambell. Increase walkability, underground utilities, encourage higher density, mixed-use residential and commercial. Plan for possible impacts of highway connections. Reduce requirements for on-site parking.

**Relevant Planning Efforts:** Gambell Street Redevelopment Plan, Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans



### WEST FAIRVIEW



**Context:** High density, multi-unit developments interspersed with original single-family homes characterize development. This residential neighborhood abuts Downtown and extends west nearly to the Park Strip. South of 15th are sunny south facing condos and apartments, overlooking the Mulcahey sports fields and the Sullivan Arena.

**Goals:** Maintain integrity of single-family houses where appropriate. Encourage improvements in older multi-family through design standards and improvements in the quality of the nearby commercial areas. Allow for and encourage small scale, neighborhood-serving commercial, such as a coffee shop. Improve connections with commercial areas to the east - the future “Fairview

Mainstreet.”

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans, Trails Plan

## CHESTER CREEK SPORTS COMPLEX

**Context:** Statewide attraction abuts city-wide trail system. Facility generates a lot of traffic during events.

**Goals:** Link to neighborhood as economic engine for the community.

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Gambell Street Redevelopment Plan, Metropolitan Transportation Plan, Trails Plan

## EAST FAIRVIEW

**Context:** Zoned for higher residential densities, but mostly single family. Some housing needs renovation. Recently built, low cost multi-family structures do not fit well with single family neighbors, eliminate all trees, and detract from neighborhood character. Noise and industrial uses tied to airport reduce quality of life.

**Goals:** Develop design guidelines and review of multi-family housing to upgrade character of neighborhood. Work to improve safety of sidewalks and streets.

**Relevant Planning Efforts:** Merrill Field Airport Master Plan Update, Metropolitan Transportation Plan, Bike & Pedestrian Plans



## SOUTH FAIRVIEW

**Context:** Several good examples of high density housing adjoining single family residential land uses. Senior center and senior housing are located next to Chester Creek Greenbelt. Many people do not have cars. Dumpsters front the street.

**Goals:** Link South Fairview to the rest of the community. Address pedestrian safety concerns and trash issues. Determine needed upgrades to address user needs.

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Trails Plan

# OUR GOALS

The residents and businesses of Fairview envision a safe and healthy community with world class schools, with a strong job-providing commercial sector, and a stable and diverse residential population; 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 a safe community, successful schools and students, the redevelopment or rebuilding of dilapidated structures, infilling of vacant properties, designing and building public and transportation infrastructure that is more business and resident friendly, training of competent workers for relevant jobs, minimizing the negative impact of chronic public inebriates on the business and residential community, and promoting a more livable winter city neighborhood.

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## LEVERAGE WHAT WE HAVE

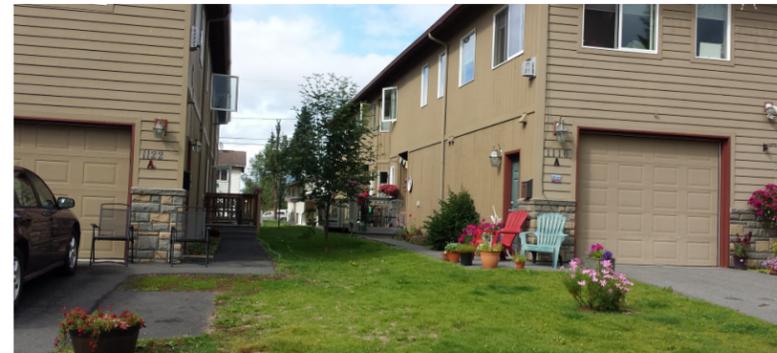
Fairview has assets offered by few other Anchorage neighborhoods: excellent proximity to Downtown & Midtown, diverse housing including a large stock of well-kept single family homes, a human-scale street grid with alleys, good public transit, easy access to greenbelts and trails, a mix of commercial business, a well-used recreation center, a rich history and, most importantly, diverse and motivated long-time residents.



Established residential neighborhoods will be the foundation of ongoing revitalization.



**Top row:** Existing residents add personal touches to their properties that give the neighborhood vibrancy and life. New development in Fairview will cater to many of these residents.  
**Bottom row:** Dumpsters on the street side do not signal care. This four-plex can house the same amount of people as the units above, but the parking lot in front doesn't encourage residents to take care of the space outside of their home.



Simple design guidelines will allow residents to add their most valuable asset to the Fairview neighborhood – their presence and care. We advocate for the following guidelines for multi-family housing: dumpsters must be screened and located on the alley if available, no more than a certain percentage of impervious surface; if there is an alley, parking must be in the back; for every one tree removed, three must be planted, and a bonus for leaving mature trees. See implementation chapter for specific design guidelines.

**Adjacent:** This quonset hut characterizes Fairview history and spirit. But what will happen when the existing owners move? This plan protects Fairview's historical legacy, while encouraging high density development in targeted areas.

## 2. CONNECT PEOPLE TO PLACES (JOBS, BUSINESSES, SCHOOLS, PARKS AND DOWNTOWN)

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8. Develop transportation corridor plan to provide stability for investment in the face of large infrastructure projects
9. Identify opportunities for paving alleys.



**Above:** The Gambell Ingra couplet cuts Fairview in half and does not attract local spending. Onsite parking waivers, pedestrian infrastructure and a tax abatement zone can stimulate private development.

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## 4. FOSTER CLEAN, SAFE POSITIVE STREETS + SIDEWALKS

1. Improve the year-round walking experience – keep sidewalks clear or snow.
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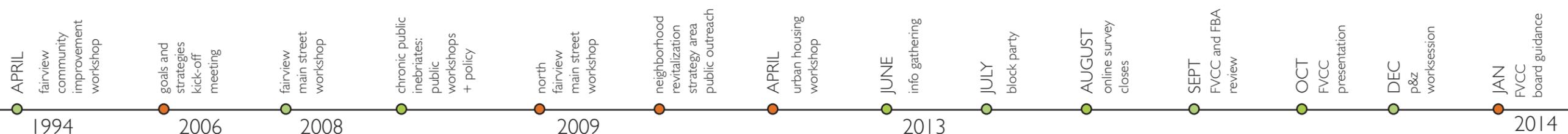
**Above:** These buildings fail in that they do not "face the street" and do not take advantage of the residents within to keep their eyes on the street and improve safety.

## 5. MAINTAIN GREEN SPACE – FROM THE FRONT YARD TO COMMUNITY PARKS

1. Increase the supply, quality, safety and accessibility of well-maintained local parks and open spaces.
2. Improve and identify linkages to the Ship Creek and Chester Creek greenbelts and trail systems
3. Preserve natural terrain, drainage and vegetation in public and private spaces.
4. Improve neighborhood landscaping



## NEIGHBORHOOD PLAN PUBLIC PROCESS TIMELINE



## INDUSTRIAL FAIRVIEW

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**Relevant Planning Efforts:** Ship Creek Master Plan, Merrill Field Airport Master Plan, Trails Plan



A buffer is needed between adjacent industrial and residential uses.

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Left: Underutilized commercial space along Ingra Street.



Right: Lunch hour rush at a local Gambell restaurant.

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# fairview NEIGHBORHOOD PLAN GUIDEMAP

FAIRVIEW: WHERE PEOPLE MAKE THE DIFFERENCE

## EAST FAIRVIEW

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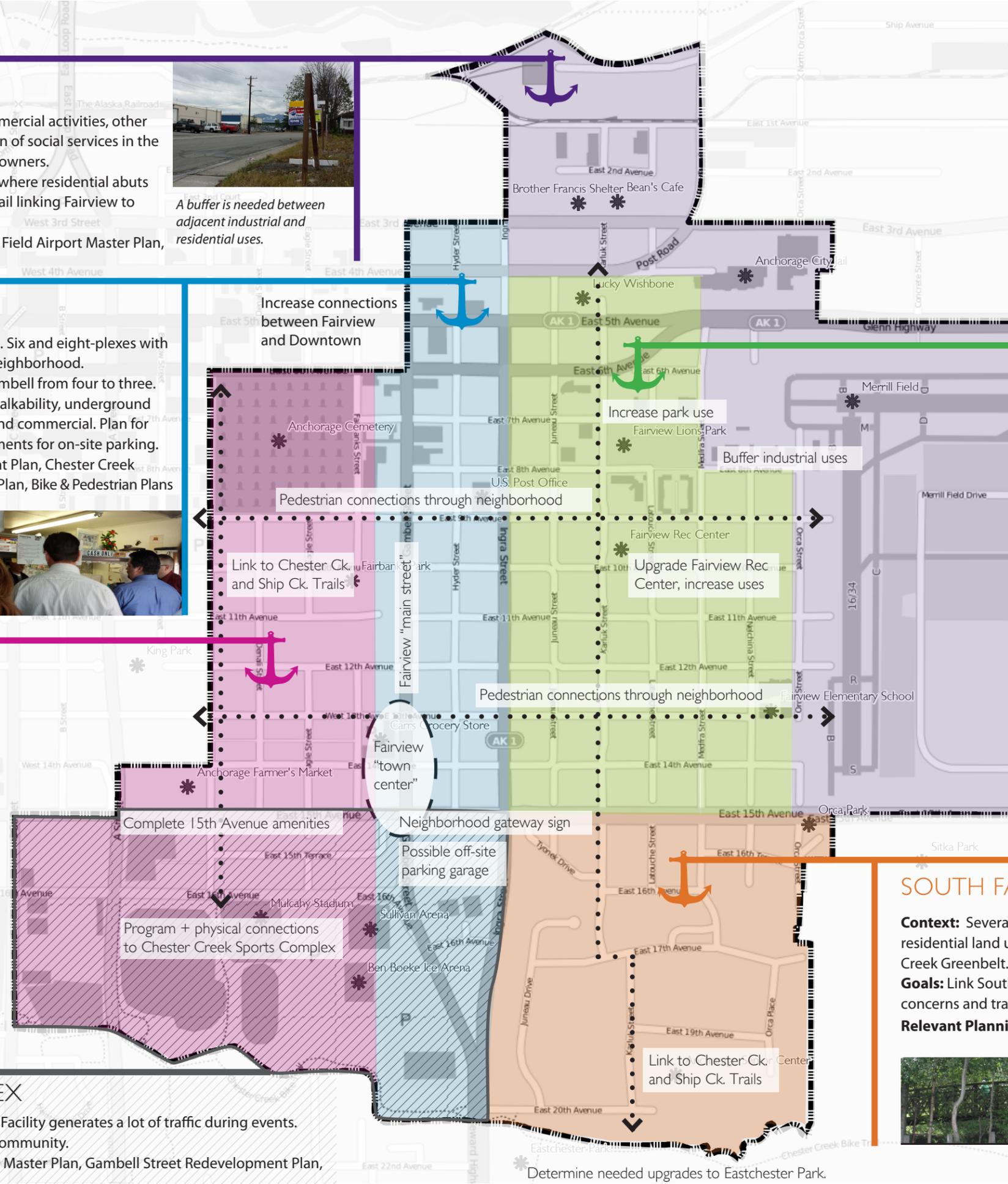
Ensure space for individual touches, regardless of the density.

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**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Trails Plan





# ADDITIONAL GOALS

## 6. CREATE A MORE LIVEABLE WINTER CITY NEIGHBORHOOD

1. See strategies other goals for snow removal and overlay zones.
2. Establish a neighborhood winter festival.
3. Promote greater use of winter lights.

## 7. PROMOTE LIFE-LONG LEARNING AND COMMITMENT TO EXCELLANCE IN EDUCATION

1. Foster a community with a world class education system, accessible to all income groups and where people of all ages are enthusiastic about learning.
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2. Strengthen institutional efforts to promote civic engagement.
3. Promote greater use of flowers in the neighborhood.

