

APPENDIX C: ASSEMBLY ORDINANCE 2014-108

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Community Development Department, Planning Division, Long-Range Planning Section
Date: 7-9-14
Motion to amend the Fairview Neighborhood Plan Land Use Map passed 9-9-14 (Floor Amendment attached)
For Reading: August 26, 2014
CLERK'S OFFICE
AMENDED AND APPROVED
ANCHORAGE, ALASKA
AO No. 2014-108

AN ORDINANCE ADOPTING THE FAIRVIEW NEIGHBORHOOD PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING (OLD CODE—EXPIRES DECEMBER 31, 2014), SECTION 21.05.030A., AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING (NEW CODE—EFFECTIVE JANUARY 1, 2014), SECTION 21.01.080B., TABLE 21.01-1.

(Planning and Zoning Case 2014-0066)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Fairview Neighborhood Plan Public Hearing Draft dated March 2014 (Exhibit A), as amended by Planning and Zoning Commission Resolution No. 2014-032 (Exhibit B), is adopted as an element of the Comprehensive Plan.

Section 2. Anchorage Municipal Code (OLD CODE) section 21.05.030A. is amended to read as follows *(the remainder of the section is not affected and therefore not set forth)*:

21.05.030 Elements.

The comprehensive plan consists of the following elements, which are incorporated in this chapter by reference. While they may be valid planning tools, plans or other elements that are not listed below or incorporated into the comprehensive plan elsewhere in this Code are not official elements of the comprehensive plan. If elements of the comprehensive plan conflict, the element most recently adopted shall govern.

A. Anchorage Bowl.

14. Fairview Neighborhood Plan, *(insert effective date) (insert AO no. and date)*.

*** **

(AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S); § 4, 2-20-01; AO No. 2001-124(S); § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02;

AO amending Title 21 and adopting the Fairview Neighborhood Plan as an element of the Comprehensive Plan Page 2

AO No. 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No. 2003-129, § 2, 10-21-03; AO No. 2005-115, § 3, 10-25-05; AO No. 2006-93(S-1), § 2, 12-12-06; AO No. 2007-107, § 2, 8-28-07; AO No. 2008-74, § 2, 6-24-08; AO No. 2009-69, § 2, 6-23-09; AO No. 2009-104, § 3, 9-15-09; AO No. 2009-126, § 2, 12-1-09; AO No. 2010-22, § 2, 4-13-10; AO No. 2013-151, § 2, 1-14-14)

Section 3. Anchorage Municipal Code (NEW CODE) section 21.01.080B.1., Table 21.01-1 Comprehensive Plan Elements, is amended to read as follows *(the remainder of the section is not affected and therefore not set forth)*:

21.01.080 Comprehensive Plan.

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date (1)	Amendments
Anchorage Bowl			
	Fairview Neighborhood Plan	AO 2014-108, (8-9-14)	

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14)

Section 4. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 9th day of September 2014.

ATTEST:

Barbara A. Jones
Municipal Clerk

(Planning and Zoning Commission Case 2014-0066)

CLERK'S NOTE: MOTION TO APPROVE THIS FLOOR AMENDMENT PASSED 9-9-14.

Fairview Neighborhood Plan Proposed Amendment To AO 2014-108

Submitted by: Assembly Chair Flynn on behalf of the Fairview Community Council.

PROPOSED AMENDMENT: Amendment to Fairview Neighborhood Plan Land Use Plan Map:

Amend the Land Use Plan Map to designate the parcels located between Ingra and the alley to the east and between 14th and 15th Avenues to "Fairview Mixed Use Corridor."

Page and Line to be Amended: Land Use Plan Map, page 59

Purpose/Summary of amendment: The Fairview Community Council (FVCC) at their October 2013 meeting voted and approved designating the parcels located between Ingra and the alley to the east and between 14th and 15th Avenues to "Fairview Mixed Use Corridor." The designation of these properties to this land use category would allow for redevelopment of these parcels consistent with vision of mixed-use development along the Gambell/Ingra corridor.

This Land Use Plan Map designation change was missed by the consultant working with the FVCC and was not reflected in the draft plan that was submitted to the MOA and the Planning and Zoning Commission (PZC) for review and recommendation.

During the PZC public hearing process, this issue was discussed and the PZC agreed with the concept; however, the Commission directed Community Development staff and the FVCC to finalize the specific properties to be designated as such. Staff and the FVCC have completed their review of FVCC actions, and recommend the Land Use Plan Map be amended to reflect the FVCC's action of October 2013.

Will there be any public or private economic effect to the proposed amendment?
☐ YES ☒ NO (check one) If yes, please detail below.

MUNICIPALITY OF ANCHORAGE Summary of Economic Effects -- General Government

AO Number: 2014-108 Title: AN ORDINANCE ADOPTING THE FAIRVIEW NEIGHBORHOOD PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 23, LAND USE PLANNING (OLD CODE--EXPIRES DECEMBER 31, 2024), SECTION 23.05.0300, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 23, LAND USE PLANNING (NEW CODE--EFFECTIVE JANUARY 1, 2014), SECTION 23.05.0300, TABLE 23.01-1.

Sponsor: MAYOR SULLIVAN
Preparing Agency: Community Development Department and Fairview Community Council
Others Impacted: Fairview Community Council, Fairview Business Association

CHANGES IN EXPENDITURES AND REVENUES: (in Thousands of Dollars)					
	FY14	FY15	FY16	FY17	FY18
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 5000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FTEPT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The Fairview Neighborhood Plan is intended to direct coordinated economic development and redevelopment with goals, policies, and implementation items that support economic revitalization as this plan is implemented. It is envisioned that the Fairview community will evolve into an anchor for a strong job-providing commercial sector, with a walkable main street that supports mixed use development and a safe, stable, and diverse residential area. The implementation chapter is broad enough to provide guidance towards this vision for the next 10-15 years, while still providing a level of detail for specific steps. This includes utilizing Anchorage Municipal Code Chapter 12.35, Economic Development Property, along the Gambell/Ingra Corridor to help spur redevelopment not currently experienced in the Anchorage area. Chapter 12.35 would exempt or defer property taxes on redevelopment for up to 10 years. This may impact the Anchorage tax base in the short term; however, case studies provide positive support of municipal investment in redevelopment tools, such as Chapter 12.35, in other areas of the country.

PRIVATE SECTOR ECONOMIC EFFECTS:

The Fairview Neighborhood Plan is intended to provide more certainty and direction to private investors, realtors, land owners, developers, and residents for the Fairview neighborhood. Mitigation elements are also included in the plan to assist the Municipality of Anchorage and the Fairview neighborhood in defining the short- and long-term impacts of large infrastructure projects.

Prepared by: Kristine Bunnell

Telephone: 343 7963



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 508-2014

Meeting Date: August 26, 2014

FROM: MAYOR

SUBJECT: AN ORDINANCE ADOPTING THE FAIRVIEW NEIGHBORHOOD PLAN AS AN ELEMENT OF THE COMPREHENSIVE PLAN, AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING (OLD CODE—EXPIRES DECEMBER 31, 2014), SECTION 21.05.030A., AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING (NEW CODE—EFFECTIVE JANUARY 1, 2014), SECTION 21.01.080B., TABLE 21.01-1.

On May 12, 2014, the Planning and Zoning Commission (PZC) held a public hearing on PZC Case No. 2014-0066, the March 2014 Public Hearing Draft of the *Fairview Neighborhood Plan* (Exhibit A). Based on its review and findings, on June 2, 2014, the Commission recommended approval of the *Fairview Neighborhood Plan* along with several amendments listed in the Issue-Response Table of PZC Resolution No. 2014-032 (Exhibit B).

Background

The Anchorage Assembly established the authority for community councils to sponsor and develop a neighborhood plan under Anchorage Municipal Code (AMC) 21.05.155A.2. Subsequently, the Anchorage Assembly approved Assembly Resolution AR No. 2006-42(S) on March 14, 2006, authorizing the Fairview Community Council (FVCC) to develop a neighborhood plan (Exhibit C).

Through an extensive public involvement and input process, the FVCC completed the March 2014 *Fairview Neighborhood Plan* Public Hearing Draft (*Fairview Neighborhood Plan*).

The FVCC, as the applicant, with assistance from Community Development Department staff, submitted the *Fairview Neighborhood Plan* to the Planning and Zoning Commission for review and recommendation of approval. The FVCC is the grassroots voice representing neighborhood residents, businesses, and interested parties dedicated to developing, funding, and implementing this neighborhood plan.

AM supporting adoption of the Fairview Neighborhood Plan
as an element of the Comprehensive Plan

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Plan Summary

The *Fairview Neighborhood Plan* is a comprehensive plan that contains a diverse set of goals and objectives that will assist the neighborhood in achieving a common vision for the following: promotion of owner-occupied residential housing; future establishment of overlay districts and associated design standards; an area-specific land use plan map to guide future land use and zoning decisions in support of single-family and mixed-use development; Gambell Street Corridor safety improvements; support for Assembly approval and use of Municipal Code Chapter 12.35 – Deteriorated Properties and Economic Development Properties redevelopment; promotion of safe walkable streets; identification of appropriate transportation network improvements; and program development to address public inebriate impacts in the commercial, residential, and industrial areas of this neighborhood.

Implementation of Anchorage 2020—Anchorage Bowl Comprehensive Plan

The *Fairview Neighborhood Plan* contains goals, objectives, and action items that support *Anchorage 2020—Anchorage Bowl Comprehensive Plan*.

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- Planning Principles for Design and Environment including architectural quality suitable for our northern climate, landscape and roadway standards, connectivity to trails, schools, and parks, and preservation of historic resources.

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- *Policy #7: Avoids incompatible uses adjoining one another*
- *Policy #10: Mixed-use development is encouraged within Neighborhood Centers. Strategies for mixed-used development include housing needs, compatible non-residential uses, public and open spaces, and multi-modal access.*

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- *Policy #21: All new commercial development shall be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance.*

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- *Policy #25: Neighborhood Commercial Centers are to be determined through neighborhood or district planning processes. Neighborhood Commercial Centers are intended to allow neighborhood-oriented commercial uses in and adjacent to residential areas.*
- *Policy #46: The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable Goals, Policies and Strategies.*

- *Policy #47: Provide distinctive public landmarks and other public places in neighborhoods.*
- *Policy #49: Site plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.*

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- *Policy #51: The Municipality shall define Anchorage's historic buildings and sites and develop a conservation strategy.*
- *Policy #52: Site and design residential development to enhance the residential streetscape and diminish the prominence of garages and paved parking areas.*

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- *Policy #60: Design attractive affordable housing that is suited to its environs.*

Page 88

- *Policy #79: Considerations in location for government facilities.*

Page 89

- *Policy #84: Develop an acquisition strategy to secure sufficient and suitable public lands for parks, sports fields, greenbelts, open space, trails, and other public facilities based upon applicable level of service standards.*

Page 90

- *Policy #88: Provide opportunities for integrating arts and culture in developments throughout the community.*

Page 91

- *Policy #90: The Anchorage 2020—Anchorage Bowl Comprehensive Plan and adopted level of service standards shall be used to guide municipal capital improvements programming.*

AO-2002-119

- *Policy #99: Incorporate crime prevention and other public safety needs into the design of residential areas, individual buildings, and public facilities. Use design standards to improve natural surveillance, residents' sense of ownership and control of the neighborhood, and overall public safety through appropriate environmental design.*

Public Participation Summary

The FVCC conducted an almost 20-year planning process to complete this plan. Public outreach included public meetings, open houses, the annual Fairview Neighborhood Block Party, and resident surveys. FVCC leadership also met

routinely with elected representatives, the business community, and interested parties. The FVCC also communicated with Community Development staff for guidance on the planning process and plan elements.

Issue-Response Table

An Issue-Response Table was developed to track public, agency, and Planning and Zoning Commission comments and recommendations. Because the FVCC is the petitioner for the *Fairview Neighborhood Plan*, many of the responses to comments were developed directly by the FVCC.

The Importance of Adopting the *Fairview Neighborhood Plan*

The *Fairview Neighborhood Plan* will give the community a guiding document to direct redevelopment efforts in Fairview. The *Plan* articulates the need to protect and improve neighborhood character, a commitment to education and life-long learning, creates opportunities for civic engagement, and outlines solid strategies for re-creating an area impacted by negative perceptions primarily created by transportation infrastructure projects proposed but unfunded.

How the *Fairview Neighborhood Plan* Will Be Used

Section 12.01 of the Municipal Charter directs the Assembly to adopt, implement, and from time to time modify a comprehensive plan to set forth relevant goals, objectives, and policies that will govern the future development of the Municipality. Adoption of the *Fairview Neighborhood Plan* will achieve the following:

- Provides the guiding principles for redevelopment and reinvestment in the Gambell/Ingra Corridor.
- Prioritizes municipal Capital Improvement Project funding for MOA-owned buildings, parks, and other infrastructure.
- Prioritizes the need for Alaska State Capital Improvement Project funding for state-owned buildings, roadways, and other infrastructure.
- Prioritizes the need for Alaska State community services funding for schools, homeless and chronic inebriate services.
- Provides a land use plan map that will guide future land use and zoning decisions in the neighborhood planning area.
- Creates the Fairview Mixed-Use Corridor Land Use designation to encourage infill, redevelopment and reinvestment along the Gambell/Ingra Corridor, to include housing, commercial, and retail.
- Supports the potential establishment of historic districts identified through the Original Neighborhoods Historic Preservation Plan.

1 ▪ Assists the neighborhood in identifying mitigation elements in response to
2 any large publically funded infrastructure project.
3
4 ▪ Encourages walkability, neighborhood reinvestment, community cohesion
5 and support.
6
7 **Planning and Zoning Commission Review and Recommendation**
8 Public testimony on the 2014 *Fairview Neighborhood Plan* Public Hearing Draft was
9 opened and closed at the Planning and Zoning Commission public hearing on
10 May 12, 2014. Commission action was continued to June 2, 2014. In the interim, a
11 Planning and Zoning Commission work session was held on May 19, 2014, with the
12 FVCC and the Community Development Long-Range Planning Section staff.
13
14 The Planning and Zoning Commission recommended approval on June 2, 2014, of
15 the 2014 *Fairview Neighborhood Plan Public Hearing Draft*, in addition to several
16 amendments included in the Issue-Response Table. Amendments to be considered
17 and approved by the Assembly are provided in the Issue-Response Table of the
18 Planning and Zoning Commission resolution (Exhibit B).
19
20 **Plan Overview**
21 ▪ Executive Summary
22 Purposes of the Plan, Public Process Overview, and Outline of the Plan
23
24 ▪ Introduction
25 Chapter 1: Planning Area Boundary, Anchorage 2020, Existing Plans and Policies ,
26 and Fairview History
27
28 ▪ Existing Conditions
29 Chapter 2: Neighborhood Character, Demographic Profile, Employment,
30 Anchorage-area Projections, Land Use and Ownership, Infrastructure and Public
31 Services, Transportation, Parks and Open Space, Natural Environment, Energy, and
32 Weather
33
34 ▪ Public Process
35 Chapter 3: 2009 Draft Fairview Community Plan, 2013 Revision and Update,
36 Parallel Outreach Efforts, and Issues and Opportunities
37
38 ▪ Community Vision
39 Chapter 4: Values and Principals, Goals and Strategies, Sub-Area Goals, and the
40 Fairview Guidemap insert
41
42 ▪ Plan Implementation
43 Chapter 5: Implementation Table with Next Steps, Land Use Plan Map, and
44 Fairview Mixed-Use Corridor defined
45

1 ▪ Appendices
2 Appendix A: Fairview Economic Revitalization Plan; Appendix B: Sample Design
3 Guidelines; and Appendix C: Assembly Resolution No. 2006-42(S)
4
5 **Department Recommendation**
6 Assembly approval is requested of the 2014 *Fairview Neighborhood Plan* Public
7 Hearing Draft with the amendments identified in the Issue-Response Table
8 approved by the Planning and Zoning Commission through Resolution
9 No. 2014 -032.
10
11 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE FAIRVIEW**
12 **NEIGHBORHOOD PLAN.**
13
14 Prepared by: Kristine Bunnell, Senior Planner
15 Long-Range Planning Section, Planning Division
16 Approved by: Jerry T. Weaver, Jr., Director
17 Community Development Department
18 Concur: Dennis A. Wheeler, Municipal Attorney
19 Concur: George J. Vakalis, Municipal Manager
20 Respectfully submitted: Daniel A. Sullivan, Mayor
21
22
23 Attachments: Exhibit A—2014 *Fairview Neighborhood Plan* Public Hearing Draft
24 Exhibit B—Planning and Zoning Commission Resolution 2014-032
25 Exhibit C—Assembly Resolution AR No. 2006-42(S)
26 Exhibit D—Planning and Zoning Commission Staff Packets
27 –June 2, 2014, Deliberations
28 –May 12, 2014, Public Hearing
29 Exhibit E—Planning and Zoning Commission Meeting Minutes
30 –June 2, 2014, Deliberations
31 –May 12, 2014, Public Hearing
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