If the smaller sites are 7,000 sf each and if my Google Earth measurements are correct - that the length of the lots are about 130', then the width is about 54'. The lots are probably 50' x 140'.

What R3 zoned land can be built on small lots with narrow dimensions? A replat is needed to reconcile the zoning with the usable area. Can I use some of the lots with a reciprocal parking easement?

**Historic use of the site**

If each of the long narrow buildings (9) had 8 units = 72
The remaining larger buildings (4) look like could have 12 units = 48. Total units removed is approx. 120 units

**Preserve some open space and provide for connectivity**

Community Feedback indicated a preference for preserving open space.

The below arial shows the uninspired site and building layout forced by the long narrow lots. A replat would allow for site planning that encourages natural light, view corridors, neighbor meeting space, better quality connectivity. The traffic can be redirected to reduce congestion and improve safety.
The Anchorage Land Use Plan (with community input) identified the Woodland Sub site residential improvement.

Traditional Neighborhood Design

This growth-supporting feature enhances existing urban patterns of development. These exist urban neighborhoods and districts have a more highly interconnected street system, smaller block sizes, greater connectivity, and smaller lots. The Neighborhood Development Patterns map (Map C-6. Neighborhood Development Patterns) in Appendix A identifies these parts of town compared with other neighborhoods which have a more suburban or exurban character.

For an evolving market, traditional urban neighborhoods and the characteristics associated with them are desirable and expected by the neighborhood in the future.

Neighborhoods such as South Addition, Fairview, and Mountain View show the same block grid of streets and alleys with Downtown.

Other neighborhoods have a more relaxed and irregular street grid pattern, such as Government Hill, Airport Heights, Rogers Park, and parts of Spenard and outer Midtown.

Some neighborhoods have improved these (transfer areas and transition that future small and medium development occurs in a compatibility pattern). Downtown, Fairview, and Government Hill have recommended new mixed-use areas.

Traditional Neighborhood Design Guidelines:

- Compact development that maximizes these characteristics. It promotes policies, guidelines, and incentives that allow for and encourage new development and infrastructure (planning, utilities) to capitalize on this urban form. The framework design principles in Section 5.5 apply.

- Changes may include alternative parking, access, and signage standards, and new overlay districts or districts.

Anchorage Multi-Family Housing by Year Built

Source: Municipalities of Anchorage Building Property Appraisal Records.

The lack of new construction in Anchorage is a reflection of the economic and construction challenges faced by developers in 2022. This reality is illustrated in the above graph. The result of the challenging economic conditions is an aging apartment inventory that was not originally designed with current technologies that address climate and sustainability. The prioritization of providing housing versus community improvements shifts over time. The context and discussion when the apartments on the Woodland site were demolished in the early 1980’s happened when there were fewer parks and open space improvements and there were hundreds of new residential units being constructed each year. The current context is different. Anchorage has extraordinary parks that could draw young people to Anchorage for the quality of life, but does not provide quality housing.