

APPENDIX A: OVERLAY DISTRICTS | DESIGN GUIDELINES | TITLE 21

OVERLAY DISTRICTS

The overlay districts included in this plan are intended to give the neighborhood more flexible control over zoning decisions than currently exist. A follow-up implementation item to the adoption of this plan will be a process to determine appropriate zoning and development guidelines for the four overlay districts.

The Anchorage Planning and Zoning Commission will be poised to approve the overlay districts as members of the commission participate in the confirmation and development of the appropriate uses for the overlay districts, design guidelines for the districts, and reconciliation between the New Title 21 and neighborhood plan as the next stage of implementing this neighborhood plan.



This chapter includes a description of the four overlay district areas. In these four areas there is the potential for zoning changes that could encourage development through a clear and straightforward entitlement process that supports the goals and objectives of this plan. The specific intent for each of the overlay districts is developed to support the long-term and sustainable development and redevelopment in the Fairview neighborhood. The following design objectives and recommendations should form the basis for crafting one or more overlay districts to help implement the desired type of redevelopment envisioned in the Fairview Neighborhood Plan.

The overlay district should involve a comprehensive look at what the currently adopted zoning code allows. The overlay district may in some instances be more or less restrictive than code. For example, it could provide some relief from parking requirements for individual lots but may require some specific building, landscaping and accessibility design elements. The design guidelines will not be effective until implemented via Anchorage Assembly approval.

The Fairview Neighborhood Land Use Plan Map and Guidemap both identify areas of Fairview with distinct characteristics and goals. In four of these areas, the potential for zoning changes through the passage of an overlay district(s) has been identified. Those four areas are:

- Sullivan Arena
- Gambell Street Corridor
- East Fairview
- West Fairview

The overlay district language should clearly state the basic objectives of the additional regulation in these areas and note that an overlay district should be drafted with input from the residents, property owners, and the Planning and Zoning Commission. The goal of the overlay district should be to encourage development and make the entitlement process clear and straightforward, while also achieving some clearly stated community goals.

SULLIVAN ARENA AREA OVERLAY DISTRICT

The intent of the Sullivan Arena overlay district is to manage parking and access issues created in the area during special events, in addition to supporting new parking management and access facilities that may contain retail and food services for those attending special events, and for the closely adjacent residential areas.

Zoning should support a district parking approach to development. Some form of area plan should be required that also looks at circulation and linkages as a pre-requisite to an overlay district in the Sullivan Arena area as captured in Implementation Item 2.3.

GAMBELL STREET CORRIDOR OVERLAY DISTRICT

The Gambell Street corridor overlay district is intended to facilitate the restoration of small businesses, provide mixed-use development that promotes walkability, and integrate the proposed traffic-calming projects studied and supported by the recommendations found in the Gambell Street Redevelopment Project. This also includes removal of utility poles and boxes, reduction in travel lanes, and implementation of the MOA's Deteriorated Properties code, Chapter 12.35 approved by the Anchorage Assembly. Incentives will be created for economic development through Chapter 12.35 as each developer seeks to pursue the allowable tax incentives for redevelopment on their individual properties within and adjacent to this corridor.

EAST FAIRVIEW OVERLAY DISTRICT

East Fairview will remain low-intensity in development with detached single family and some multi-family housing. Mitigation of non-responsive or absentee landlords/landowners will be addressed with this overlay, in addition to design guidelines that address ongoing issues identified from past multifamily housing development that tends to isolate multifamily residents from their neighbors in this area. This area also contains several properties that have been considered eligible for historic property and/or historic district nomination.

Adopt Low and Medium Intensity designation in this area to reflect historic pattern of single family, duplex and small lot pattern. Require larger structures (e.g., mostly tri-plexes and above to be contextually compatible with the surrounding properties.

WEST FAIRVIEW OVERLAY DISTRICT

West Fairview is adjacent to the Downtown and South Addition neighborhoods and was included in the City Center Intensity land use category because of this proximity. In this area small lots may be consolidated as redevelopment responds to a renewal of downtown Anchorage where it is anticipated that increased commercial, retail, and dense housing options would be desired and co-located. This area is also adjacent to the Army Housing – Block 13 Historic District that is currently under evaluation as a National Historic District. Design standards in this area would address preservation of alleys, context-sensitive design of buildings and outdoor amenities and landscaping, provision of pedestrian and bicycle routes for increased walkability and safety.

SAMPLE DESIGN GUIDELINES

The following design guidelines may be considered for a specific overlay areas as applicable. The following is not meant to be an exhaustive list and additional efforts, as noted above, will be necessary to finalize design guidelines for each of the districts. An in-depth explanation of each district should be included that clarifies the intent of the potential overlay, and the associated design guidelines that would be desired for that area. This includes whether the design guidelines address commercial, industrial, or residential areas. The design guidelines should be straightforward and understandable by the general public, property owners, and developers as redevelopment is planned and constructed. Additionally, sample cross-sections for major roadway improvements are included in this appendix with the potential for consideration in the planning and design of the Seward to Glenn Highways project. This also includes sample cross-sections for the connecting streets.

The design guidelines seek to:

1. Reduce maximization of property for occupancy without amenities for the community.
2. Retain/increase mature trees and green space in the neighborhood.
3. Create interaction between residents, the street, and passers-by.
4. Increase usable green space on each property.
5. Encourage Winter City Design.¹⁵
6. Minimize impacts of larger projects on their neighbors.
7. Encourage and protect “heritage” properties while allowing for development and growth.
8. Reduce the number of absentee landlords.
9. Create a thriving interaction between businesses and residents.
10. Allow for creativity in accomplishing the community’s goals.

RESIDENTIAL AREAS

The following design guidelines will apply to all new development, including single family, duplex, townhomes and small multi-family buildings:

1. In areas with historic pattern of single family, duplex and small multi-family structures with a small lot pattern, larger structures tri-plexes and above would have to be compatible with the surrounding properties.

¹⁵ See sidebar page 48 – **Northern Design Principles**

2. Multi-family buildings need to be consistent with historically smaller homes and duplexes, and the small lot pattern. Many of the 4-, 6-plex, and larger units built prior to zoning code do not adequately address relationship to street, green space, parking, or massing.
3. For multi-family structures (3-plex and up) provide additional design requirements to ensure that massing and design is consistent with the surrounding properties.
4. Accessory Dwelling Units (ADUs) are encouraged and permitted with single and duplex homes.
5. Doors and windows should face the street.
6. Retain green space and save large mature trees to the greatest extent possible, at minimum plant two trees between structure and street.
7. Front entries shall be connected by walkway to the sidewalk.
8. Site garages and located trash collection and other services on alleys when possible or otherwise remove from street out of site.
9. Dumpsters are to be located on alleys, unless the alley is not functioning. Dumpsters not located on alleys should be screened.
10. Require pedestrian-scale development and engaging street frontage.

Overall, maintaining the grid and alley network is important to maintain the integrity of the neighborhood throughout Fairview. In turn this would also support the integrity of the many historic properties and potential historic districts, and the overall quality of life valued by Fairview residents.

Therefore, mitigation of impacts to the neighborhood should be identified with any future infrastructure project. The desire for a cut-and-cover to enable the neighborhood to reunite east and west is a design guideline that should also be determined through the overlay process.

COMMERCIAL – GAMBELL STREET

In the Gambell Street redevelopment area mixed-use is encouraged with ground floor commercial that provides goods and services for Fairview residents, employees, and visitors while helping to contribute to an active street environment:

1. Permitted ground-floor commercial uses in this zone are:
 - a. Businesses that engage in the sale of merchandise, small-scale services (laundry mat, walk-in medical clinic, etc.)
 - b. Typically found within a retail district with 18-hour business operations.
 - c. Zoning should support the District parking approach that includes on-street and shared lots in lieu of per-lot parking requirements to create and/or contribute to a walkable neighborhood. Additional guidelines may be proposed to help foster an active street environment. It is likely that public improvements to streets and sidewalks are necessary to contribute to this.

2. Ground-Floor Retail Active Edge Requirements:
 - a. Façade length must have minimum of 70% (per cent) transparency
 - b. Transparency is measured along a line at 5 feet above the sidewalk along the entire building façade
 - c. Frosted, tinted, reflective glass or other types of glass that diminish transparency are prohibited.

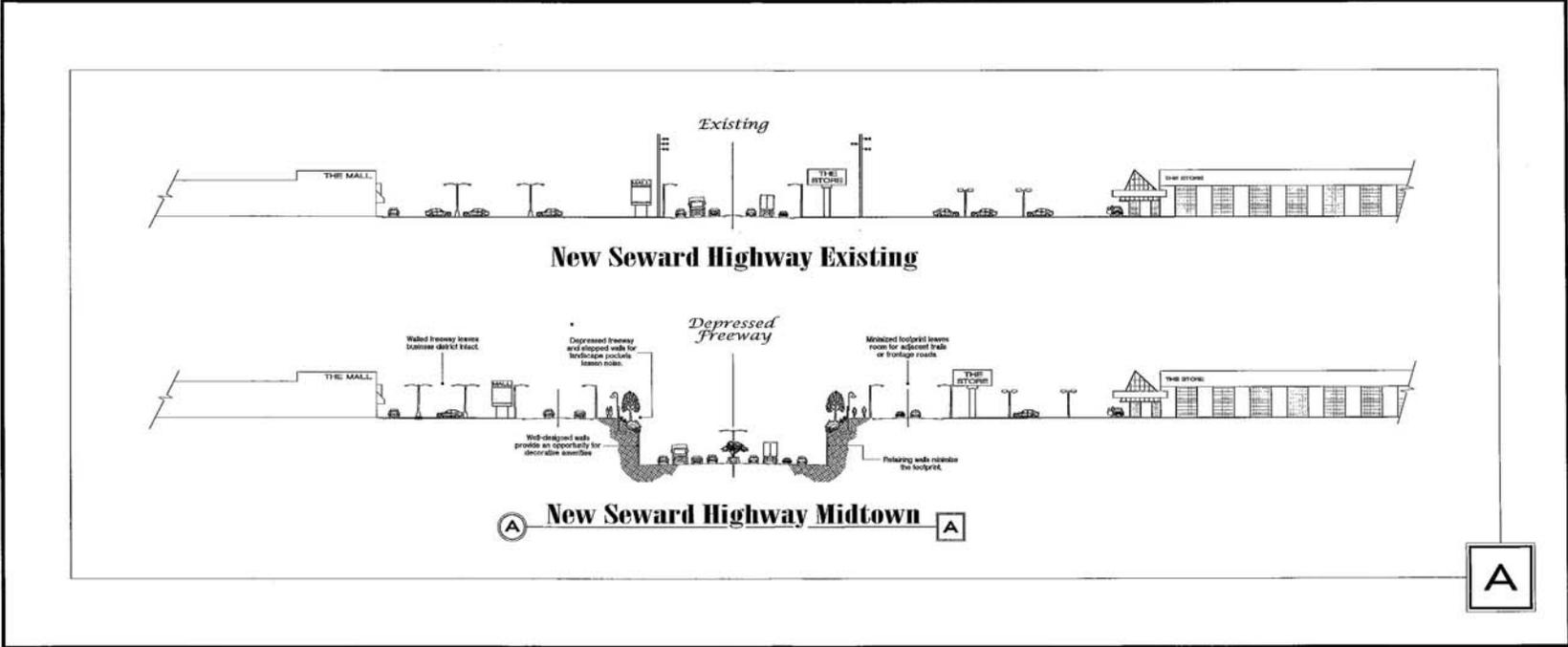
3. Parking lots, service bays/loading bays, curb cuts, and parking garage entrances are prohibited.

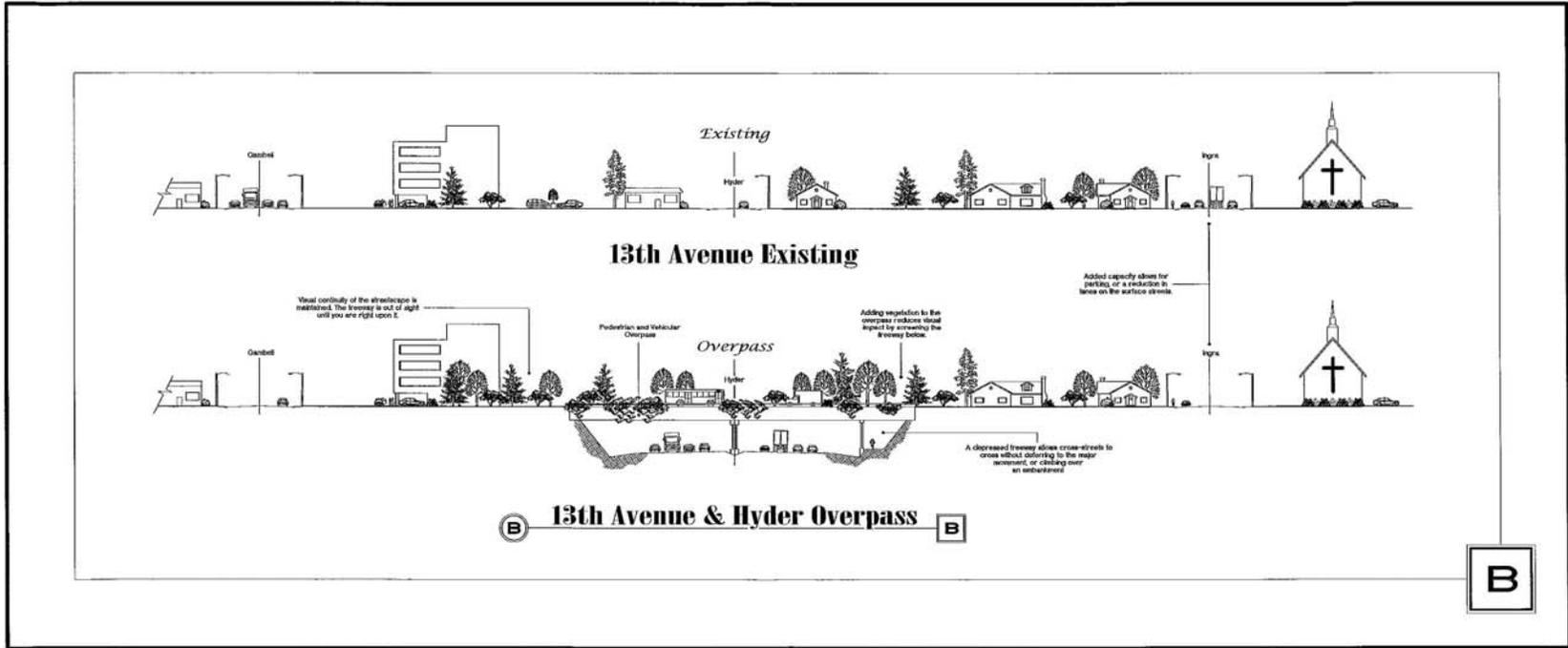
INDUSTRIAL AREAS

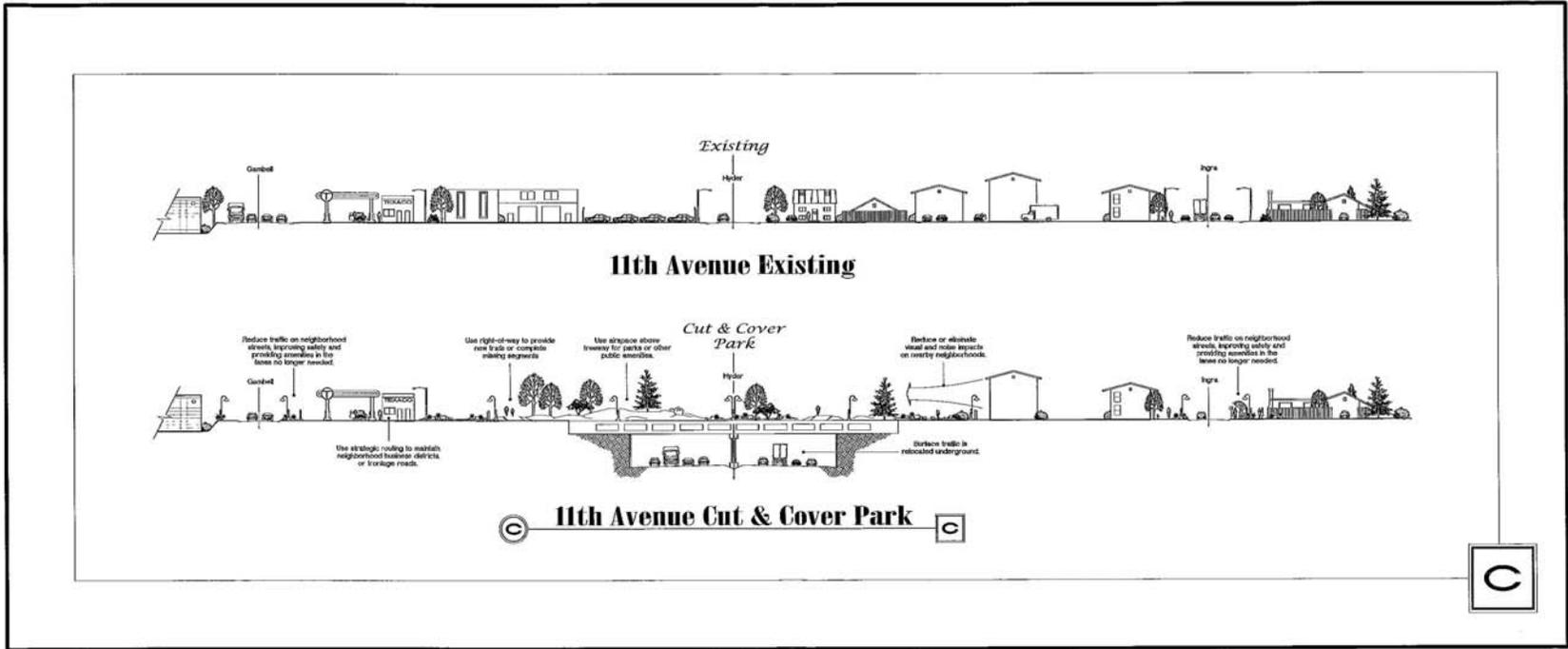
Buffering standards for the industrial area to the east will need further discussion, funding and potential action by the MOA and Merrill Field. Identification of those buffering standards may be available from case studies and best practices that could be researched and reported on.

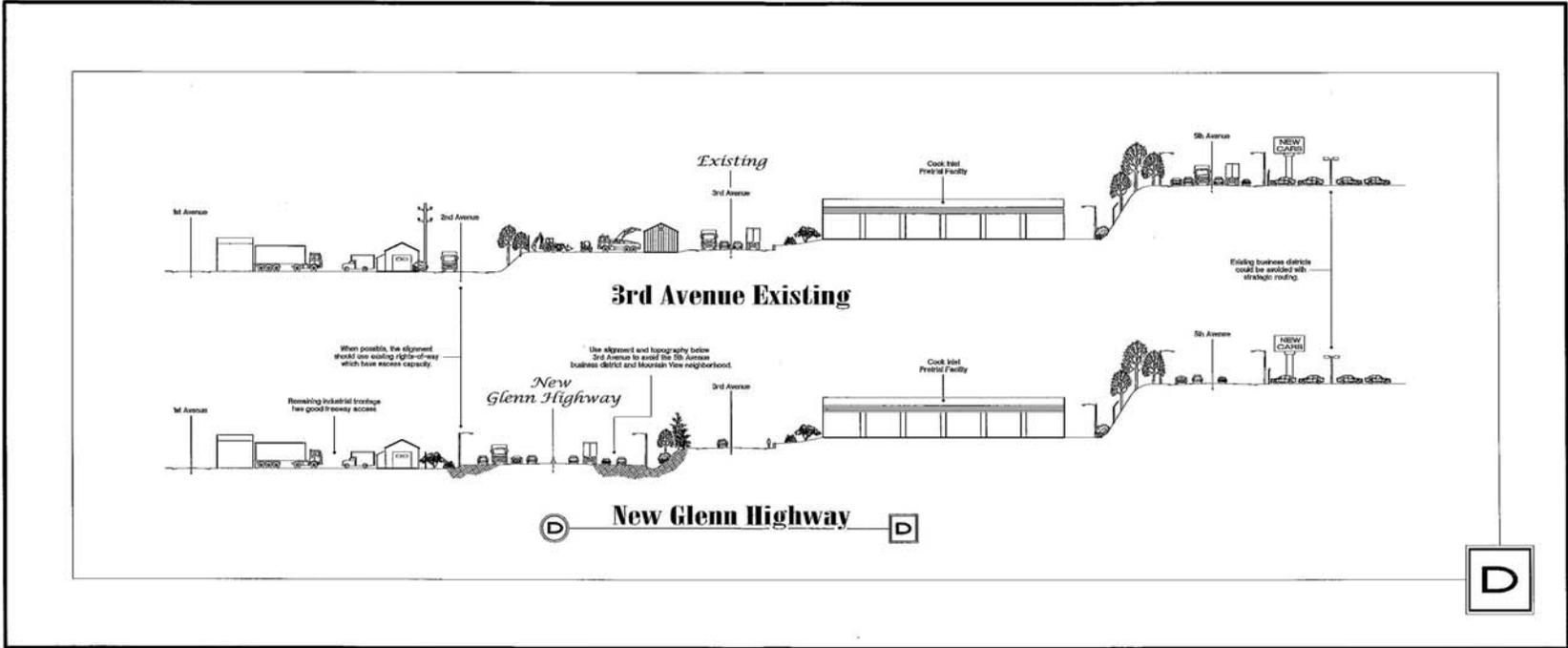
Ultimately, MOA Title 21 requires appropriate buffering to 21.07.080.A.3: “Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing and other appropriate landscape architectural features.”

SEWARD HIGHWAY TO GLENN HIGHWAY AND CONNECTING STREETS SAMPLE CROSS-SECTIONS









NEW TITLE 21

The new Title 21 gives greater input opportunities to the community councils and the public on a variety of projects. Education on the new Title 21 for the community council will assist its members to understand the many project types that will require community input. Imposing the public outreach requirements from the new Title 21 on all projects, whether under the new or old code may be a way for the community to ensure that its voice is heard, and the guidelines for the overlay districts are understood by project developers as noted above.

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