

# FAIRVIEW

## NEIGHBORHOOD PLAN



*Where People Make the Difference!*



**Adopted | September 9, 2014**

**Anchorage Assembly Ordinance | AO No. 2014-108**



## ACKNOWLEDGEMENTS

The Fairview Neighborhood Plan is the result of thousands of hours of community volunteer effort from a community that cares about this city, and has put a lot of thought into the issues we face and that reflects our will and hopes for this area. The **Fairview Community Council** would like to recognize and thank **Allen Kemplen** for shepherding the planning process for over a decade. Without his vision and direction, all the pieces would not fit together so well and so completely.

The **Executive Board of the Community Council** including Christopher Constant-President, Harry Need-Vice President, Heather Austermuhl-Secretary, Sharon Chamard-Treasurer, George Harrison, Allen Kemplen, S.J. Klein, and Heidi Heinrich worked closely with our contractors **Agnew::Beck** in distilling the community's work into this document.

This plan wouldn't have been possible without the support of the **Neighborhood Plan Committee** of Sharon Chamard, Dan Loring, Celeste Benson, Paul Benson, Darrel Hess, Michael Howard, Claris Syren and Harry Deuber as well as the complementary efforts of NeighborWorks Anchorage and Alaska Housing Finance Corporation.

We would like to thank the **Fairview Business Association** and the **Municipal Long Range Planning Section** for their critical assistance in completing portions of the plan, and the **Planning and Zoning Commission** and **Anchorage Assembly** for thoughtful deliberation of its contents. Finally, the Council recognizes the members of our community who make this the best neighborhood in Anchorage. You and your input and have inspired a unique document that truly reflects our will and will shape Fairview into a true **Winter City Neighborhood of Choice**.



**After all, our motto is: “Fairview, where people make the difference!”**

***Paul, Heidi, Christopher, Allen, and Heather receiving Alaska Chapter ~  
American Planning Association Award - 2014***



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- Large Format: Fairview Guidemap | Fairview Neighborhood planning area Land Use Plan Map

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## 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. Fairview residents, the Fairview Community Council and the 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, world-class neighborhood public schools, 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.



Fairview Public Utility District  
1954



Chronic Inebriate Workshop 2008



Housing in Fairview



Fairview Block Party 2013



## **PRIORITIES OF THE PLAN**

**The top five priorities for this plan are:**

### **I. TRANSPORTATION**

Resolution of long-standing transportation system impacts: The lack of coordination and clarity on the future of the Seward Highway, Glenn Highway, and Knik Arm Crossing has resulted in a flight of capital from Fairview's core. This plan calls for a resolution of the transportation, land use, and planning issues related to this corridor to enable the redevelopment of Gambell Street, amenities that would enhance the community and encourage investment, and provide clarity for property owners as to the future of their lands. Funding and implementation of the Gambell Street Redevelopment Project will enable these goals. Secondly, consolidation of the Glenn and Seward highway connection into one project that would receive funding to finalize the corridor study and Environmental Impact Statement to facilitate the identification of required mitigation, and enable the preliminary design process to move forward. Finally, by having the State of Alaska make this corridor its top priority, this vital connector can be planned, funded and improved to the extent that is required for future growth in the fastest growing area of the State.

### **II. LAND USE DEVELOPMENT**

Fairview Mixed-Use Corridor: Identify, fund and negotiate appropriate tax incentives to encourage investment in the corridor. Begin a public process for essential rezones, overlay district definition, and clarification of public/private partnership funding.

### **III. NEIGHBORHOOD MOBILITY**

Pedestrian Safety Enhancements: Fund and construct, or manage improvements to the pedestrian network including snow removal and ADA compliance elements. Fairview has one of the highest proportions of pedestrian use, and is one of the most dangerous areas to walk, bike or use a wheelchair. Federal, State and local funding must meet the demand for pedestrian safety.

### **IV. SOCIAL SERVICE**

Chronic Public Inebriates: Fairview has been trying to change the way that the State and Municipality deals with habitual users of social services.

Access to alcohol must be denied to this element of the Anchorage community, and resources must be dedicated for counseling, job training and creation, and adequate housing must be found to assist these sorely under-served residents of our community. This is not just a Fairview neighborhood issue but an Anchorage and Alaska issue that must be addressed. Fairview has been leading the charge and needs assistance to bring about much-needed success. This plan also calls for disbursing services throughout the Anchorage Bowl, so that the problem is not concentrated to the point of unmanageability.

## **V. TRAILS AND RECREATION**

Trail and Recreation Amenities and Access: Fairview is a highly desirable neighborhood with access to the Chester Creek and Ship Creek Trail Systems. However, that access is limited by missing or poor pedestrian facilities and the proximity to overflowing social service sites. Additionally, the Fairview Recreation Center is host to hundreds of school-age children on a weekly basis at our deteriorating and inadequate recreation facility. Funding must be prioritized to support this important community center through maintenance and renovations, and programming needs reinstated to engage the community's youth. These children and youth are the future of Anchorage, and the State of Alaska.

### **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 AR No. 2006-42(S), including the details of the plan, planning process, community vision and implementation strategies, and the Land Use Plan Map.
- The Fairview Neighborhood Plan Guidemap noted in Chapter 4 summarizes key plan recommendations. Community members can use the Guidemap for easy reference and policy makers who want a quick look at Fairview's plan for the future.

## 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 2020*<sup>1</sup>, 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 adopted 2014 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.

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<sup>1</sup> This plan does not supersede the recommendations of *Anchorage 2020*.



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 served at: <http://communitycouncils.org/servlet/content/14.html> in advance of the October Community Council meeting.

The October 2013 Community Council meeting offered an opportunity for the public to discuss the revised plan. This Plan meets the expectations of the Anchorage Planning and Zoning Commission, the Anchorage Assembly and the community as a whole by providing a broad vision and specific strategies to guide the community forward.

## **ORGANIZATION 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 in context to the overall Anchorage area, 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 the nine goals listed below, and the strategies to achieve these goals:
  1. Leverage what we have.
  2. Protect and improve neighborhood character.
  3. Connect people to places (jobs, businesses, schools, parks.)

4. Create incentives for economic development.
  5. Foster clean, safe, positive streets and sidewalks.
  6. Maintain green space – from the front yard to community parks.
  7. Create a more livable winter city neighborhood.
  8. Create a community with a world-class education system, accessible to all income groups, and where people of all ages, ethnicities, and cultures are successful in learning.
  9. 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.
  - Chapter 6: Overlay Districts, Design Guidelines and Title 21 implications for community review of projects. This chapter includes a description of the four overlay district areas that have a distinct characteristic and goals related to these 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 progression of the Fairview neighborhood.