

## 2:: EXISTING CONDITIONS

### NEIGHBORHOOD CHARACTER

One of Fairview's greatest assets is its neighborhood character. The traditional grid pattern of the streets, the alleyways, and sidewalk-lined avenues; mature trees, World War II-era cottages and log cabins, and its diverse mix of residents make Fairview a unique Anchorage neighborhood.



*"Fairview's strategic location between downtown and midtown is its greatest asset."\**



*"This has potential to be the best place in town!"\**



\*Quotes presented here and elsewhere in the text are statements made at public meetings and during the planning project survey.

## DEMOGRAPHIC PROFILE – WHO LIVES IN FAIRVIEW?

In 2010, Fairview was home to 8,487 people, a 13% increase from 2000. The number of households has also increased by 9%. Household size also increased slightly from 2.35 to 2.45 people. More growth occurred in renter-occupied units (10%) than in owner-occupied units (2%). The number of vacant housing units also decreased from 412 to 314 vacant units, or a 24% decrease in vacancy. The population in group quarters has increased 59%, up to 1,164 in 2010.

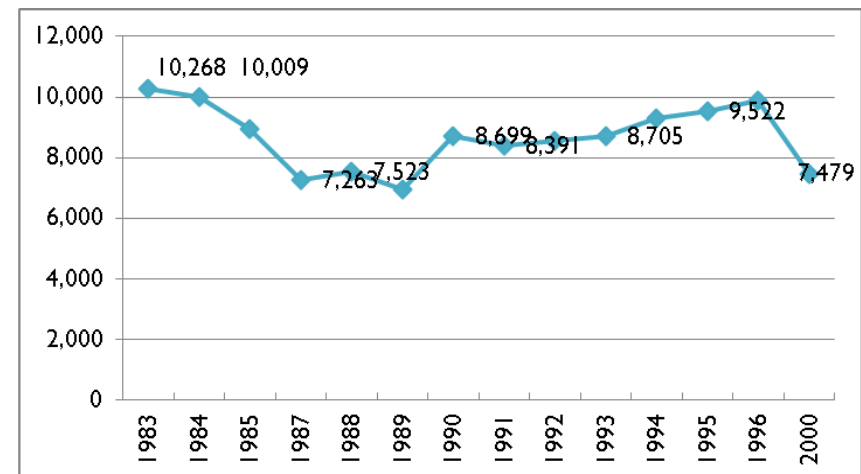
Fairview is a diverse neighborhood. No one ethnic group makes up a majority of the population. About 40% of Fairview residents are white; 15% are Alaska Native; 12% are Black; and less than 10% are Asian, Pacific Islander, or two or more races. People who identify themselves as Hispanic can be any race, and they make up 10% of the population.

**Table 2: Ethnicity in Fairview**

Ethnicity	2010
Hispanic	788
White	3,468
Black	1,063
Alaska Native	1,273
Asian	668
Pacific Islander	506
Other	17
Two or More Races	704
<b>Total Population</b>	<b>8,487</b>

Source: ML&P Community Indicators Report (A::B), 2010 Census data

**Figure 2: Fairview population change over time**



Source: Anchorage Indicators Neighborhood Sourcebook (U.S. Bureau of the Census Block Data compiled by Susan Fison, Fison and Associates.) U.S. Census for 1960, 1970, 1980 & 1990; others are estimates made by the Municipality of Anchorage, Community Development Department.

*“As it is, our neighborhood school rates really low by all accounts I can find. It makes me think we’ll need to send kids outside of our neighborhood for school when we have them. However, I’d rather walk kids down the street to a neighborhood school.”*

*“Fairview Elementary needs a new concept.”*

*“Turn Fairview Elementary into a magnet school for arts and music.”*

**Table 3: Population and Housing in Fairview**

Item	2000	2010	Percent change
Population	7,479	8,487	13%
Households	3,189	3,465	9%
People per household	2.35	2.45	
Population in group quarters	730	1,164	59%
Population in families	4,139	4,634	12%
Total Housing Units	3601	3,779	5%
Occupied	3189	3,465	9%
Owner-occupied	572	586	2%
Percent owner-occupied	18%	17%	
Renter-occupied	2,617	2,879	10%
Percent renter-occupied	82%	83%	
Vacant	412	314	-24%

Source: 2000 data from Anchorage Indicators Neighborhood Sourcebook (U.S. Bureau of the Census Block Data compiled by Susan Fison, Fison and Associates from SF-1 data for 2000; 2010 data from ML&P Indicators Report by Agnew::Beck from U.S. Census Bureau 2010 block data.

The population age profile (**Table 4**) has also changed in the last decade. Young adults have increased in Fairview. In 2000, there were 2,002 people aged 20-34. Ten years later there were 2,643 people in this age group, an increase of 32%. The 25-29 year old cohort grew even faster, jumping 46% between 2000 and 2010.

Young adults now make up 31% of the Fairview's population. There has also been a 20% increase in children aged four and under. The only age groups that declined were those between 5 and 19 and 35 to 44. These data suggest that families with school age children have moved out or otherwise not chosen to live in the area; while young people – either those without children, or with very young children – are choosing to live in Fairview.

The younger senior population has also increased. The population aged 50-54 increased 46%; aged 55-59 increased by 70%, and aged 60-64 increased by 30%. The increase in the young adult and young senior population bodes well for Fairview. Young families are likely to make more investments in Fairview to make it a good place to raise their children. A place that is good for children benefits all residents. Similarly, young seniors are transitioning from full-time work to retirement and might have more time to dedicate to neighborhood volunteer efforts. They also have more disposable income to spend on neighborhood businesses and might not drive to spend money outside of the neighborhood.

**Table 4: Fairview Population by Age Group**

Age Category	2000	2010	Percent change
0-4	538	643	20%
5-9	522	501	-4%
9-14	420	405	-4%
15-19	483	419	-13%
20-24	708	935	32%
25-29	695	1,016	46%
30-34	619	692	12%
35-39	662	600	-9%
40-44	657	535	-19%
45-49	567	620	9%
50-54	404	588	46%
55-59	310	556	79%
60-64	228	311	36%
65+	666	666	0%
<b>Total</b>	<b>7,479</b>	<b>8,487</b>	<b>13%</b>

Source: 2000 data from Anchorage Indicators Neighborhood Sourcebook (U.S. Bureau of the Census Block Data compiled by Susan Fison, Fison and Associates from SF-1 data for 2000; 2010 data from ML&P Indicators Report by Agnew::Beck from U.S. Census Bureau 2010 block data.

## EMPLOYMENT

**Table 5: Fairview Community Council Work Area Profile, 2011**

NAICS Industry Sector	Count	Share
Administration & Support, Waste Management and Remediation	1,162	21%
Health Care and Social Assistance	652	12%
Retail Trade	637	12%
Information	591	11%
Finance and Insurance	499	9%
Other Services (excluding Public Administration)	314	6%
Accommodation and Food Services	255	5%
Construction	236	4%
Wholesale Trade	230	4%
Public Administration	217	4%
Professional, Scientific, and Technical Services	213	4%
Manufacturing	101	2%
Real Estate and Rental and Leasing	103	2%
Transportation and Warehousing	48	1%
Mining, Quarrying, and Oil and Gas Extraction	44	1%
Educational Services	42	1%
Arts, Entertainment, and Recreation	37	1%
Management of Companies and Enterprises	27	1%
Agriculture, Forestry, Fishing and Hunting	18	0%
Utilities	9	0%
<b>Total</b>	<b>5,435</b>	

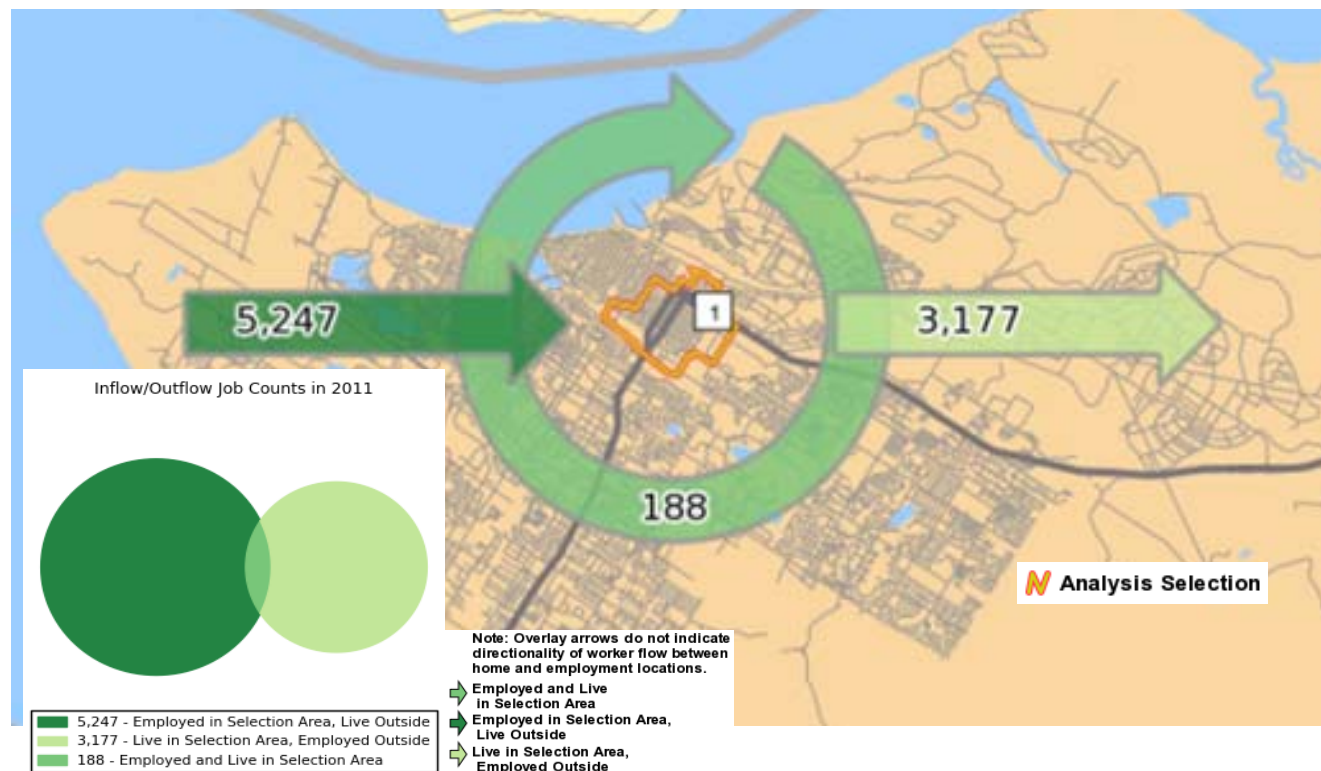
**Table 6: Jobs by Earnings Categories**

Earnings Categories	Fairview		Anchorage	
	Count	Share	Count	Share
\$1,250 per month or less	1,229	23%	30,155	20%
\$1,251 to \$3,333 per month	1,747	32%	49,553	32%
More than \$3,333 per month	2,459	45%	73,747	48%

**Sources for Tables 5 and 6:** U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011).

Fairview provides a primary source of employment for almost 5,000 people. The majority of workers are age 30-54. Almost half earn more than \$3,333 per month, while 17% earn less than \$1,250 per month. The occupations with the greatest number of workers in the area include retail, information, administration, finances and insurance and health care and social services. The vast majority of workers who are employed in Fairview live outside of community council boundaries. **Figure 3** shows that 5,247 people travel to Fairview for work, while 3,177 people leave Fairview for work in other places. This has implications not only for transportation planning but also retail and commercial business success.

**Figure 3: Fairview Job inflow/outflow count 2011**



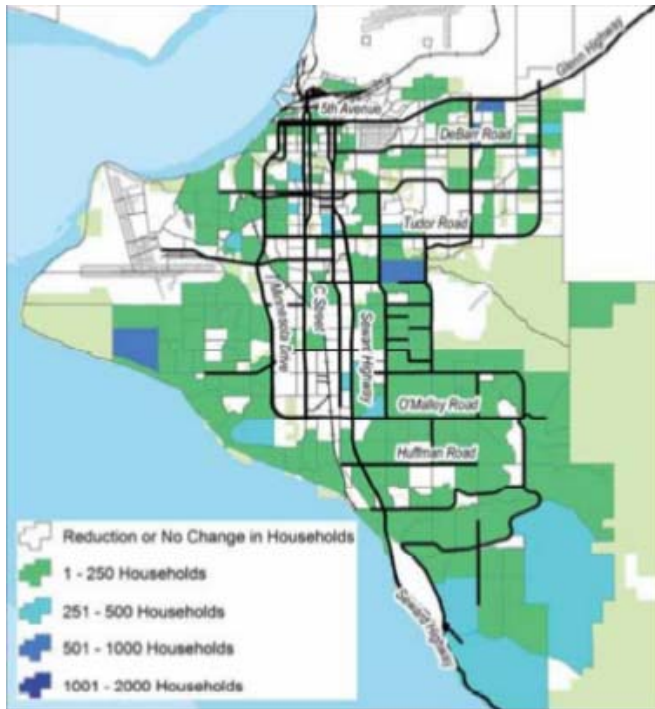
Source: U.S. Census Bureau. 2013. OnTheMap Application. Longitudinal-Employer Household Dynamics Program.



## POPULATION PROJECTIONS

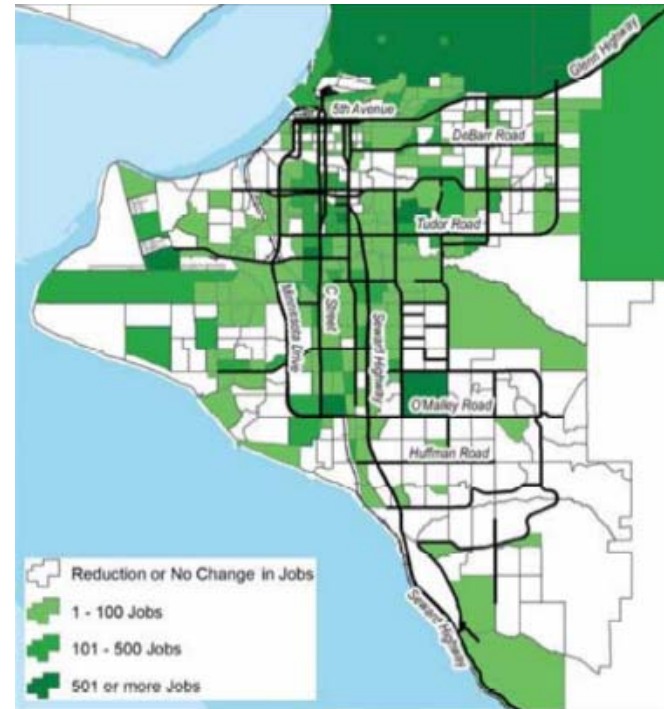
Anchorage's population is increasing at a rate of 1.2% per year.<sup>6</sup> Fairview is projected to have moderate growth of 1-250 households east of Gambell-Ingra and a reduction or no change in households in other neighborhood areas. Jobs are projected to increase along the two commercial corridors of Gambell-Ingra and 5th and 6th.

**Figure 4: Anchorage area population projections 2007-2035**



Source: Gambell Street Redevelopment Plan Technical Memo # 2, page 30, CH2MHill/Kittleson & Associates, Inc.

**Figure 5: Anchorage area employment projections 2007-2035**



Source: Gambell Street Redevelopment Plan Technical Memo # 2, page 30, CH2MHill/Kittleson & Associates, Inc.

<sup>6</sup> 2012 Anchorage Community Indicators, Anchorage Economic Development Corporation

## LAND USE + LAND OWNERSHIP<sup>7</sup>

### RESIDENTIAL HOUSING

In the early 2000s, growing market demand for single-family homes resulted in construction of a number of suburban style dwellings in both East and West Fairview. West Fairview consists of a mix of housing stock with single-family homes interspersed with medium-density condominiums. East Fairview also has a mix of housing types ranging from single-family homes to four-plexes with an occasional multi-unit apartment complex. Where the lots have been developed to a higher density, they usually consist of four-plexes. South Fairview below the bluff also consists of a mix of housing types. Ranch style single-family homes built in the 1960s are mixed in with four-plexes, medium density townhomes and higher intensity apartments.



### OFFICE

The area west of A Street to C Street and from Chester Creek to 15th Avenue consists of three and four story office buildings.

### RETAIL

The traditional business center of the Fairview community is located along Gambell Street between 5th and 16th Avenues. Most businesses have oriented themselves to the automobile.

*“Maintain historical land uses, including areas with single family homes and duplexes. Steer high density housing to areas in need of redevelopment.”*

*“Selfishly, I'd also love to have a tea or coffee shop (with seating) that I could walk to.”*

<sup>7</sup> 2009 Draft Fairview Community Plan



The area is dominated by asphalt, concrete and visual clutter. The primary commercial land use within the business area is auto sales and services. These auto-oriented businesses are located to take advantage of the large volumes of regional trips using the 5th/6th and Gambell/Ingra Couplets. According to a 1999 Economic Revitalization report prepared by the Municipality of Anchorage, the Fairview Neighborhood Commercial District (Gambell/Ingra from 9th to 15th) was lacking in access to public transportation and eating establishments for employees and Sports Complex attendees, as well as a unique reason for people to come to the area.

## INDUSTRIAL

There are two areas of industrial land use remaining in Fairview. A pocket of industrial land abuts Merrill Field in the northeast corner of East Fairview, due to the gradual annexation of industrial land by Merrill Field. The remaining industrial lots in this area have become isolated and out of sync with the prevailing residential character of the area. The Merrill Field Airport Master Plan recommends the systematic purchase of all properties on the east side of Orca and the lots turned eastward into the airport. The area north of 4th Avenue to Ship Creek is the other significant industrial land use zone.



Ship Creek Industrial Area

*“The industrial zoning on Orca is misplaced and should be reconsidered, especially considering the difficulty of commercial access. The Merrill Field plan needs to reflect the fact that it is a neighborhood airport, and the interaction between the airport and neighborhood should be more inviting.”*

## INSTITUTIONAL

A number of institutional land uses, including the Anchorage Correctional Complex, exist in the Fairview community. Much of the institutional land is used for social support services, ranging from the Job Center at 4<sup>th</sup> Avenue and Gambell Street to the McKinnell Shelter for homeless families at 17<sup>th</sup> Avenue and A Street.

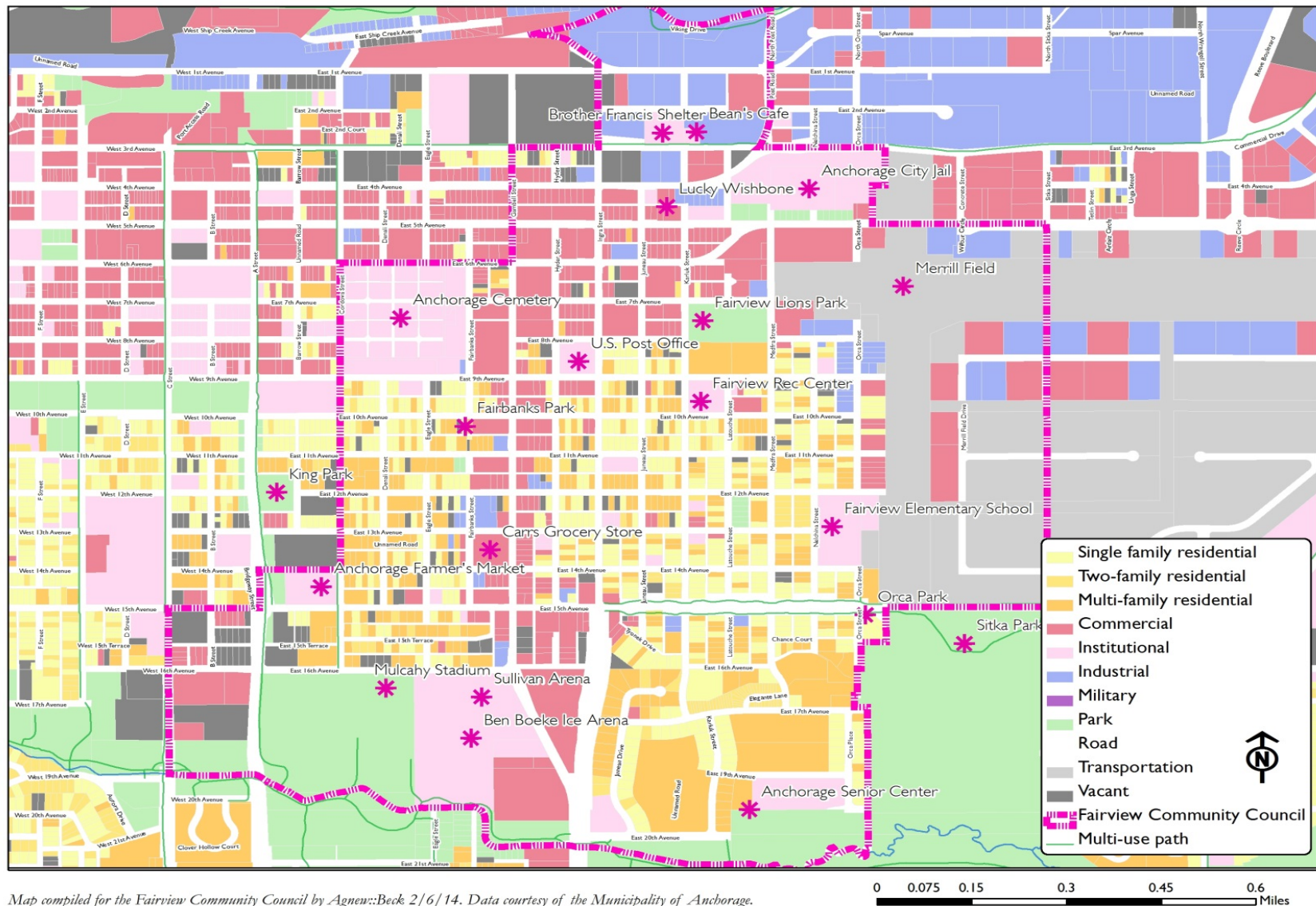
Services for homeless adults and those with substance abuse and related mental health issues are located in the northern part of Fairview, and services for the disabled, seniors, and homeless families in other parts. Community members have identified an unmet need for support services for families with children, which make up a large percentage of Fairview residents. There are currently 11 facilities for worship sited within the community.

Fairview's current pattern of development is shown in the existing land use and zoning maps which follow. There are 104 vacant parcels in Fairview totaling 28.7 acres. The sizes of vacant parcels range from .05 to 3.8 acres, with an average size of 0.27 acres.

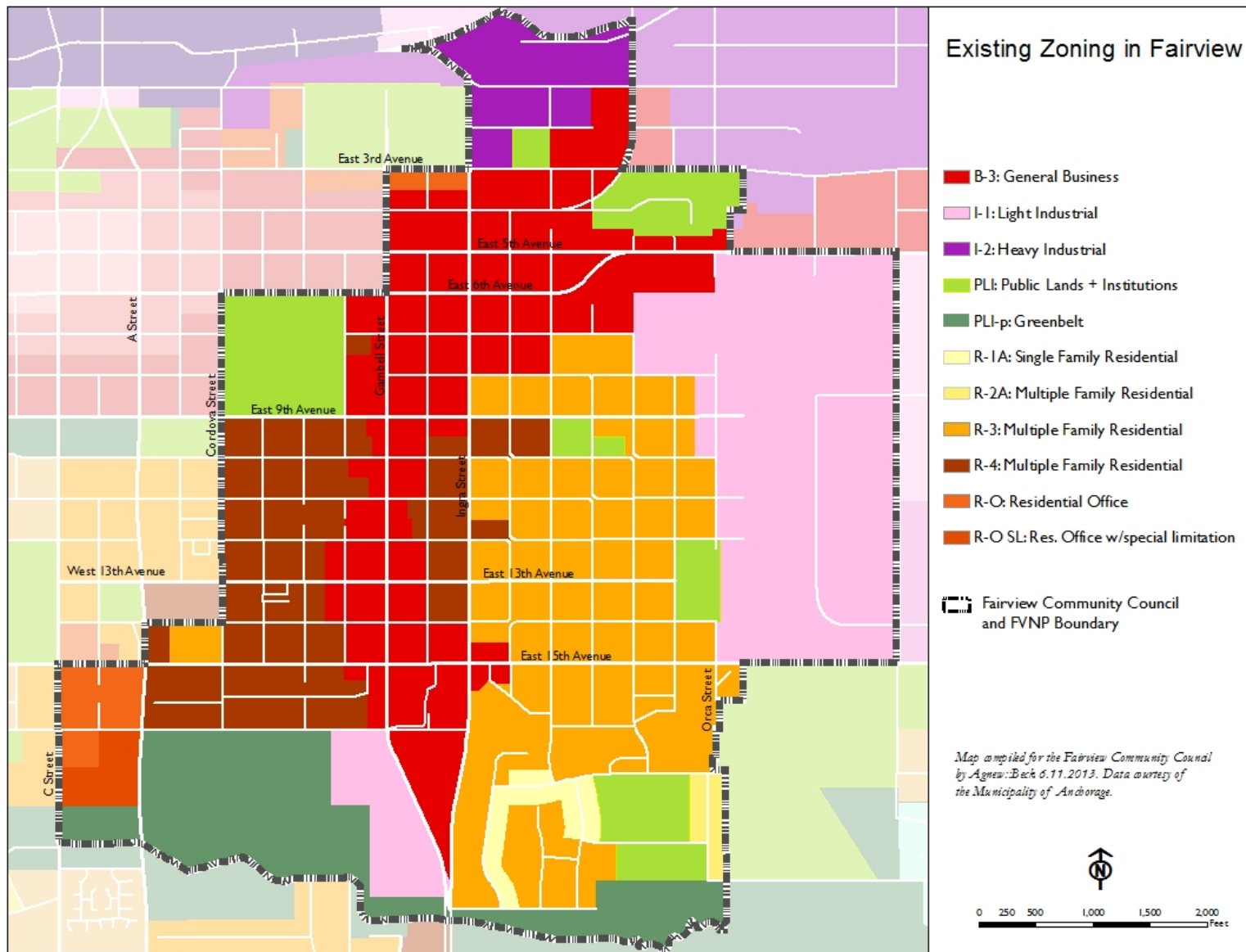


Rural Cap – Gambell Street

**Figure 6: Existing Land Use in Fairview**



**Figure 7: Zoning in Fairview as of 2013**



## INFRASTRUCTURE + PUBLIC SERVICES<sup>8</sup>

### STREETSCAPE

Fairview's streets are laid out in a basic grid pattern. In West and South Fairview, some links in the grid are not connected due to the significant slopes. Grid street systems offer a number of advantages, as have been popularized by the "neo-traditional" city planning movement around the US. These include providing multiple routes for vehicles and pedestrians through the neighborhood and orienting buildings to squarely face the street, which gives the street a defined sense of space, and helps establish a sociable neighborhood feel.

The primary street cross-section consists of 60' right-of-way with sidewalks, rolled curb and asphalt. For example, the portions of Nelchina Street near Fairview Elementary School is curbed and guttered with a 3' grass separation to the sidewalk. Medfra Street has a similar design north of 15th Avenue. Most alleys have poor bases and have not been well maintained; this has left little height in the road prism that leads to ponding and rutting. Where the alleys are paved the difference is noticeable. They typically have good drainage and a much more attractive appearance. Alleys provide the chance to serve vehicles from the rear of lots, which can allow for higher densities without creating streetscapes dominated by garages.

Four-foot concrete sidewalks line most of the streets within the community. A systematic effort to identify areas poorly served by street lighting occurred in the early 1990s. As a result, the community is well served in terms of light pole placement. In addition, pedestrian scale lighting was installed along 13th Avenue between Cordova and Nelchina streets and along 15th Avenue east of Ingra Street. Utility poles are placed in the sidewalk rather than at the back edge creating problems with snow removal in the winter and presenting a hazard to safe pedestrian movement.



---

<sup>8</sup> 2009 Draft Fairview Community Plan



In addition to its network of sidewalks, the Fairview community has good bicycle access with two greenbelt trail systems along the community's borders. South is the Chester Creek Greenbelt and trail, and on the north the Ship Creek Greenbelt and trail abuts the community. Karluk and Cordova Street are designated bike trails. The eastern section of 15th Avenue has separated multi-use paths on both sides of the road. A trail links 15th Avenue to Sitka Park.

### PHYSICAL LANDMARKS AND SCENIC VIEWS

Fairview is sited on a geological bench consisting of good gravelly soils between the Chester Creek and Ship Creek drainages. The south and southeast bluff edges offer excellent views of the Chugach Mountains. The northern bluff overlooks an industrial area, Susitna Mountain and the Alaska Range can be seen from this view point.

### COMMUNITY ORGANIZATIONS

The Fairview Community Council is a strong and active civic group within the area. The Fairview Business Association (Fairview Rising) is a key stakeholder in the community's redevelopment and improvement. A variety of neighborhood support agencies are active in the area. The Salvation Army operates a group home, Eagle Crest and has constructed a new multi-purpose complex between A and C Streets just north of the Chester Creek Greenbelt. The Karluk Manor is a "Housing First" facility that provides permanent housing to chronic public inebriates and other vulnerable formerly homeless individuals. Access Alaska Inc. provides resources and services for elders, disabled, and families.

### COMMUNITY INSTITUTIONS

**Fairview Elementary School** - Located at 1327 Nelchina Street, the recently re-built facility provides K-6 educational services to approximately 473 students.

**Denali Elementary School** - The reconstructed school reopened in 2003 providing K-6 educational services to approximately 448 students. The school is physically located adjacent to Cordova Street in the South Addition Council area but serves the children of West Fairview.





**Fairview Community/Recreation Center** - This Municipal facility is located at 1121 East 10th Avenue. The Fairview Community Recreation Center features a full sized gymnasium, smaller youth gymnasium, weight room, dance/martial arts studio, arts and crafts studio, two saunas, multipurpose room, industrial kitchen, nursery, teen center and computer lab. For many years the community has identified, through Capital Improvement Project (CIP) requests, that the recreation center be redeveloped into a more comprehensive community center.

**Anchorage Senior Activity Center** - The Anchorage Senior Activity Center located at 1300 East 19th Avenue is owned by the Municipality of Anchorage and operated by Anchor-Age Center, a non-profit corporation, under contract with the Municipality. The Anchorage Senior Center has 2,000+ members and serves as an activity center providing meals, health services, information and referral services, arts and crafts, and educational and recreational programs for those 55 years and over. Community groups also rent space for meetings, socials, weddings, receptions, and other events. Presentations and meetings are often held to inform seniors of issues relevant to their well being.

**Anchorage Correctional Complex** - This 181,000 sq. ft. facility is located at 1201 East 3rd Avenue and opened in 1982 at a cost of \$56,000,000. It operates as a booking center and pre-trial facility accepting defendants charged with a variety of offenses, including violent and destructive crimes. The facility functions as a “one-stop shop” with a magistrate’s court, pre-booking lobby and a separate inebriate drop-off area. The Jail has a current capacity of 396 with an expansion potential for an additional 192 prisoners.

**Inebriate Transfer Station** - This facility adjoins the Anchorage Correctional Complex and operates under State of Alaska Title 47.37.170, requiring law enforcement intervention with inebriated individuals who are a threat to themselves, but who have not committed a crime. This is a place to “sleep it off.” The Station is operated under the Municipality of Anchorage Safe Cities Program. Though not affiliated with the Jail it is housed on-site. Inebriated individuals are collected from throughout the City, brought to the “sleep-off center” and after becoming sober released into the Fairview community.

**Brother Francis Shelter** - The Brother Francis Shelter at 1021 E 3rd Ave. opened in 1983, is a program of Catholic Social Services and operates as an emergency shelter for the homeless. A new 18,500 sq. ft. facility opened in 2005 at the same location.

A significant percentage of its clients are veterans, vulnerable seniors, substance abusers, those with mental illness and developmentally delayed individuals. Over the past five years the numbers of adult men and women served at Brother Francis Shelter have increased by 20%, from 3028 individuals in 2008 to 3655 in 2012.

**Beans Cafe** - Since 1985, this non-profit organization has maintained a center at 1101 E. 3rd Avenue to serve the hungry and homeless with hot nutritious meals, a warm and safe day shelter, and information and referral assistance to health and human service programs. The organization targets the poorest people in the Anchorage community, the street people, the homeless, the chronically mentally ill, and the needy elderly. They also serve families in temporary crisis, the seasonally unemployed, and assist various local agencies in the feeding of children.

**Sullivan Arena** - The 8,700 seat facility located at 1600 Gambell Street was completed in 1983, at a cost of \$31.5 million. It was financed with state oil money available when Prudhoe Bay production climbed sharply and public coffers were full. The Arena draws over 425,000 people per year into the Fairview community. It employs approximately 325 full and part time employees. The Sullivan supports a mini-industry of vendors, suppliers, ticket sales, promoters and exhibitors as well as its main anchors - the Alaska Aces and University of Alaska Anchorage (UAA's) athletic program. However, very little of this economic activity is spun off into the commercial center of the adjacent neighborhood.



Neighborhood Art



Chugach Manor – East 19<sup>th</sup> Avenue

## HISTORIC RESOURCES

The *Anchorage Original Neighborhoods Historic Preservation Plan* identified several historic resources in Fairview including the Anchorage Cemetery, which is on the National Register of Historic Places, the Greater Friendship Baptist Church, Lucky Wishbone, Most Worshipful Prince Hall Grand Lodge of Masons and the Syren House, at 1302 Karluk Street. Log cabins, postwar kit houses and Quonset huts are scattered throughout Fairview and are also important to residents and the Anchorage community as opportunities to retain or preserve the historic and cultural diversity of the neighborhood.



Greater Friendship Baptist Church



Historic Pioneer Schoolhouse – circa 1915  
Anchorage's first schoolhouse now located  
3<sup>rd</sup> Avenue and Eagle Street



Syren Log House – Karluk Street

## TRANSPORTATION<sup>9</sup>

**5th and 6th Avenues** - In the late 1950s, 5th Avenue was paved and widened from two lanes to four lanes east to Airport Heights Drive. In 1963, Glenn Highway construction began. In 1966, 6th Avenue was added to the system to create the 5th Avenue-6th Avenue couplet. The couplet improved through-traffic flow and increased corridor capacity on the western end of the corridor. In the late 1980s, the Glenn Highway segment between McCarrey Street and the Hiland Interchange near Eagle River was upgraded to six lanes increasing capacity in the eastern section of the corridor and creating additional traffic volumes through Fairview.

**Gambell and Ingra Streets** - The extension of Gambell Street southward to the New Seward Highway heralded the loss of the Fairview Main Street atmosphere. The transformation into a strip commercial corridor was strengthened when the one-way couplet was implemented. As traffic volumes increased on Ingra Street, adjoining properties began to feel the impact as families relocated to less congested and safer parts of town. Most dwellings transitioned into rental units with high turnover rates. In the early 2000s, the Fairview Community Council advocated for and succeeded in installing intersection barriers to discourage Downtown commuters from cutting through Fairview.



Gambell Street – Today

---

<sup>9</sup>2009 Draft Fairview Community Plan



**Public Transportation** – Offers 5 routes that serve the Fairview community: Routes #13, #15, #8, and outlining areas Routes #45 and #102. Route #13 serves Alaska Regional Hospital, Providence Alaska Hospital, and the Alaska Native Medical Center including the UMED District and Downtown Anchorage.

Route #15 serves many shopping options such as the Northway Mall, Carrs-Safeway, Fred Meyer, Wal-Mart and Fifth Avenue Mall, Walgreens, and Costco.

Route #8 travels to the Muldoon Public Library, Alaska Job Center, Municipal offices at City Hall, Northway Mall and Merrill Field.

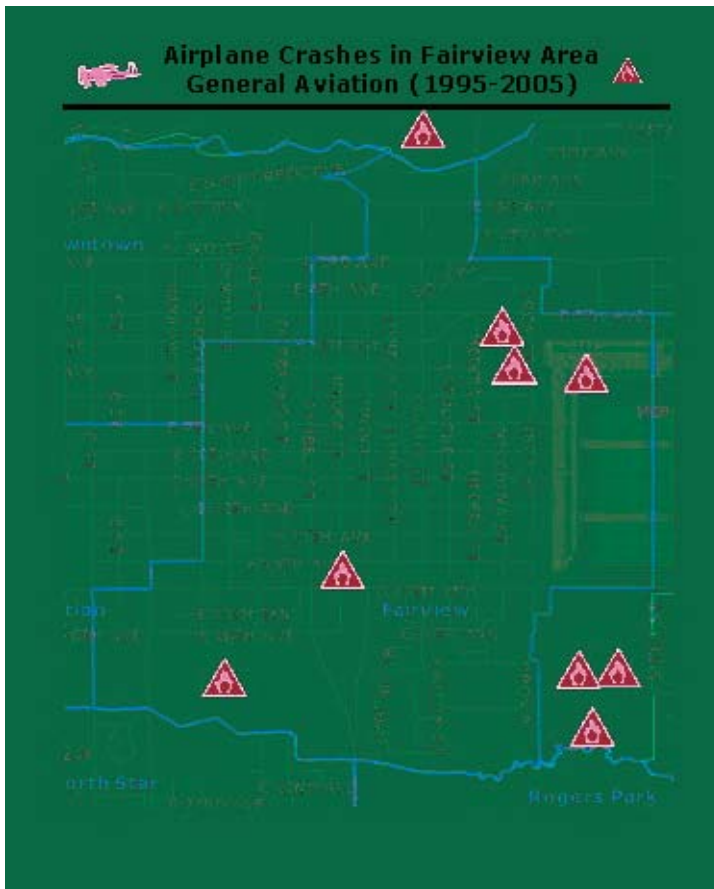
Ridership averages for routes #13, #15, and #8 is 20 riders a trip on weekdays and 18 on weekends. People Mover has stated that they are dedicated to serving the Fairview community and are in support of improvements proposed in the Fairview Neighborhood Plan to increase pedestrian activity and mobility upgrades.

**Figure 8** depicts the existing transit routes to and through the Fairview Community Council area.

**Figure 8: Existing Public Transit Routes**



**Merrill Field** - As one of the nation's highest volume general aviation airfields, the airport has a significant impact on the quality of life within the neighborhood. One of the most noticeable impacts is that associated with noise. The prevalence of low-flying aircraft over the neighborhood creates a sense of unease. This sense of discomfort has been reinforced by plane crashes into surrounding neighborhoods and Merrill Field. Implementation of the Merrill Field Airport Master Plan resulted in a western expansion of the industrial zone to include residential and commercial properties along the eastern side of Orca Street. This transformation impacts East Fairview, but has created a buffer to the airport.



*"Love the little planes that fly over the house."*

## PARKS + OPEN SPACE<sup>10</sup>



Fairview has a variety of parks and greenbelts that range in size and uses. Fairview Lions Park and Fairbanks Park are classified as neighborhood parks that serve the recreational needs of local residents. There are several mini parks that serve as open space and buffer zones. The Chester Creek greenbelt along the neighborhood's southern edge serves as a regional park with many recreational uses including an extensive trail system. The mostly undisturbed greenbelt area plays an important role in providing for a healthy wildlife habitat through a large urban area. The greenbelt also acts as a buffer that helps to define neighborhoods. Fairview Lions Park has seen steady improvements with new trees, picnic shelter, volleyball court; ice rink and a kid's play area. The razing of the S & S apartment complex and the transformation of the space into a park has increased access to recreational opportunities.

*“Take Fairview Lions Park back from the street alcoholics and prostitutes. Put a cool playground there and maybe a dog park? Increase the use!”*

*“It's important to create destination parks that attract people from outside the neighborhood while also enhancing the neighborhood. More eyes on the park mean less crime.”*

<sup>10</sup> 2009 Draft Fairview Community Plan

## NATURAL ENVIRONMENT

Fairview has many mature trees. Tree canopy is good for storm water management, property values, and decreasing crime and has social benefits like recreation opportunities, neighborhood cohesiveness and quality of life. Fairview drains into the Chester Creek and Ship Creek watersheds which both flow into Cook Inlet.

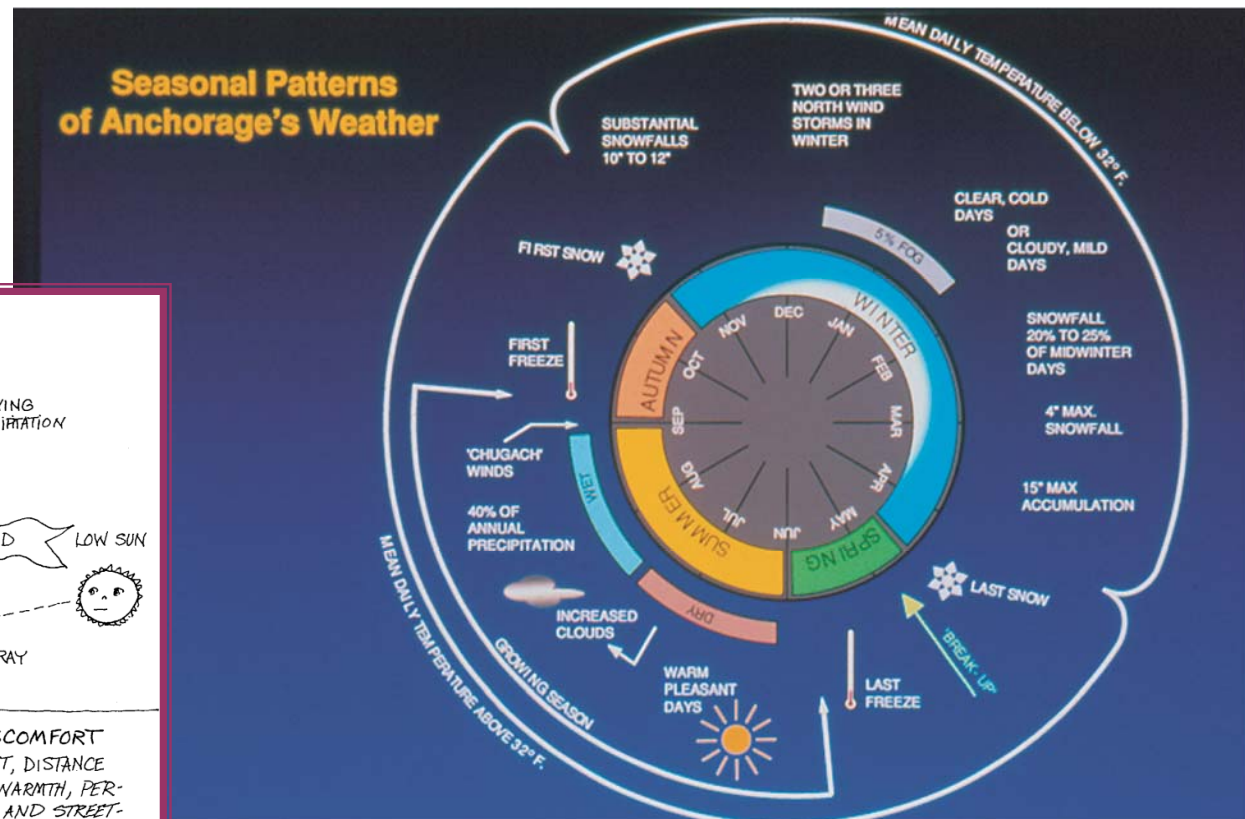
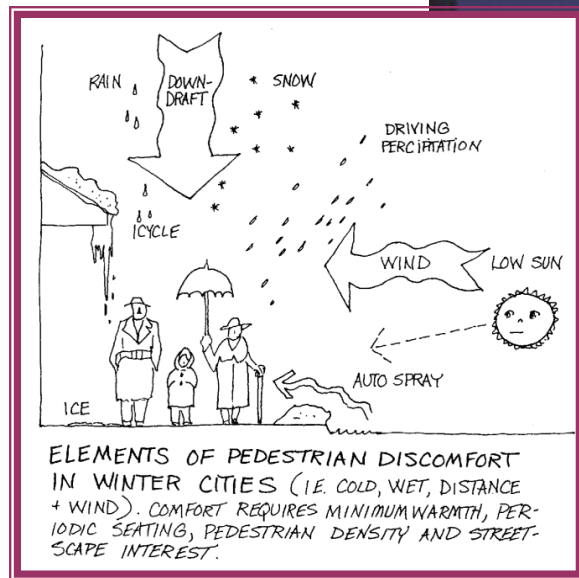


## ENERGY

This plan recognizes that the cost and availability of energy affects Fairview residents and business owners. Energy savings can be designed at scales: building efficiency improvements, mixed-use neighborhoods that reduce the need to travel by car for every shopping, school or work trip and city-wide investments in transportation systems and infrastructure that reduce reliance on nonrenewable resources. Fairview's existing pattern of development already supports lower use of energy at the neighborhood and city scale. This plan includes goals that will further the existing assets of Fairview to help meet statewide goals for reduced energy use.

## WEATHER

Anchorage has cold snowy winters and moderate summers. This plan adopts the “winter city” concept, whereby communities plan their neighborhood for all four seasons. The goals of the plan include strategies that reflect this winter city approach. The graphics below show Anchorage’s seasonal weather patterns, as well as the challenges pedestrians face in the winter season.





*INTENTIONALLY LEFT BLANK*