

## 4:: COMMUNITY VISION

### OUR VALUES + PRINCIPLES

#### SAFETY

We value a neighborhood where our streets are safe and friendly toward pedestrians. We value a community where people watch out for one another.

Guiding principles: Community policing and the Community Patrol should be supported. Lighting should help establish a sense of safety but not detract from the residential parts of the neighborhood. Aircraft should have high levels of maintenance and stay within proper flight patterns.

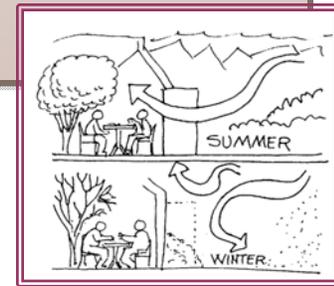
#### DESIGN

We value a more livable, pedestrian-scaled urban environment where people celebrate the winter and summer seasons equally. We value neighborhood friendly businesses that minimize negative impacts to our residences.

Guiding principles: Planning efforts should support the creation of a complete and integrated walkable Fairview community containing housing, shops, work places, schools, parks and civic facilities essential to the daily lives of residents throughout the year. The design of local streets, pedestrian walkways and bike/ski paths should encourage appropriate use for the time of the year. High-speed traffic on local streets is discouraged. Public spaces should be designed to encourage the attention and presence of people in all seasons and at all hours of the day and night. The benefits of microclimates should be addressed in site development and building design. Commercial properties should minimize noise and light pollution into residential areas.

#### NORTHERN DESIGN PRINCIPLES

- Support a compact community structure.
- Face the south and protect solar access.
- Develop enclosed courtyards and microclimates.
- Encourage energy efficiency.
- Create mixed-use buildings and streets.
- Design for kids, elderly and physically disabled.
- Show the winter view.
- Create climactic protection for pedestrians.
- Celebrate the winter space.
- Give equal attention to winter landscaping.



## **HEALTH**

We value a clean neighborhood free of litter where residents can enjoy attractive landscaping. We value convenient and affordable access to health care services.

Guiding principles: Fairview residents should have convenient access to affordable health care facilities. Residents should be able to exercise on well-maintained pedestrian/bike/ski paths. Residents should have frequent access to natural light during the winter months.

## **EDUCATION**

We value a life-long education where all individuals have affordable access to knowledge. We value creating a world-class education system where all children have the chance to be the best they can be.

Guiding principles: The Fairview community encourages all residents, employees and students to maintain a commitment to excellence in learning. Public facilities should be designed and operated with affordable, life-long education in mind.

## **OPPORTUNITY**

We value helping others to become self-sufficient. We value a community where all residents have a chance to earn livable wages with decent benefits.

Guiding principles: Social support facilities and services should not enable dependence. Residents should have convenient access to employment services and job centers.

## HOUSING

We value a traditional neighborhood approach to meeting the shelter needs of our residents. We value the need for a mix of housing choices.

Guiding principle: Fairview should contain a diversity of housing types to enable citizens from a wide range of economic levels, ethnicities, cultures, and age groups to live within our boundaries.

## PROSPERITY

We value a vibrant Main Street serving the needs of local residents for goods and services. We value businesses that contribute to revitalization of the Fairview community. We value our location and being part of the Downtown area.

Guiding principles: Businesses within the community should provide a range of job types for residents. Development within the area should seek to conserve resources, support energy efficiency and minimize waste. There should be a central focus to the community that combines commercial, civic, cultural and recreational uses. Linkages should be strengthened between the Central Business District and the neighborhoods of Fairview. The Sports Complex area should be better integrated into the business fabric of the Fairview community. The future H2H, KAC connection should include mixed-use development on the covers.



## **MOBILITY**

We value a transportation system that places a priority on non-motorized mobility while maintaining reasonable access for vehicles. We value affordable and convenient access to public transit.

Guiding principles: The location and character of our neighborhoods should be supported by the Municipal public transit system. As many activities as possible should be located within easy walking distance of transit stops. Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes within the urban center of the City.

Pedestrian and multi-seasonal use of the streets should be encouraged by establishing a sense of scale that is small and spatially defined by buildings, trees and lighting and by discouraging high-speed traffic. Innovative techniques for removal of snow from streets and sidewalks are encouraged. Future traffic from the Knik Arm Crossing should flow seamlessly into the controlled access Glenn-New Seward connection and not be directed onto Fairview's Main Street.

## **COMMUNITY**

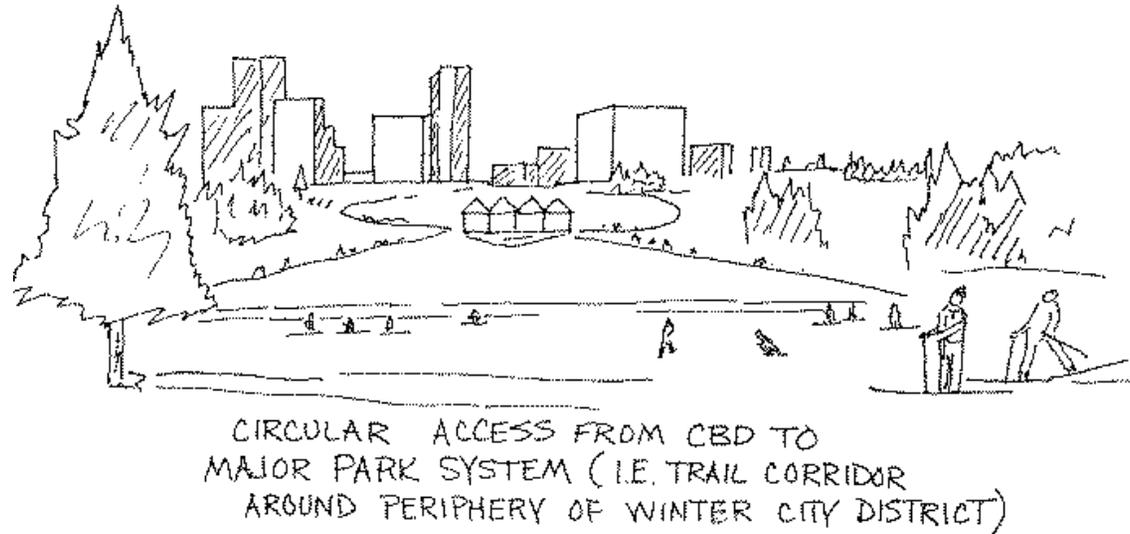
We value cultural, ethnic and socioeconomic diversity within our neighborhoods. We value our unique history. We value people and organizations work-ing together to revitalize our neighbor-hoods. We value “win-win” solutions.

Guiding principles: The Fairview community should not bear an excessive burden of responsibility when addressing citywide problems. The historical nature of the downtown area and the historic four original neighborhoods should be strengthened. All capable residents of the Fairview community should shoulder civic responsibilities.

## RECREATION

We value year-round access to recreation including open space and fun activities for all ages.

Guiding principles: The natural terrain, drainage and vegetation of the area should be preserved with superior examples contained within our parks or greenbelts. Neighborhoods should contain an ample supply of specialized open space in the form of squares, greenways, and parks whose frequent use is encouraged through placement and design. Recreational facilities should be operated and maintained at levels commensurate with their positive impacts to the community.



## **OUR GOALS + STRATEGIES**

The residents and businesses of Fairview envision a safe and healthy community with world-class schools, with a strong job-providing commercial sector, and a stable and diverse residential population; 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 a safe community, successful schools and students, the redevelopment or rebuilding of dilapidated structures, infilling of vacant properties, designing and building public and transportation infrastructure that is more business and resident friendly, training of competent workers for relevant jobs, minimizing the negative impact of chronic public inebriates on the business and residential community, and promoting a more livable winter city neighborhood.

## **LEVERAGE WHAT WE HAVE**

Fairview has assets offered by few other Anchorage neighborhoods: excellent proximity to Downtown, diverse housing including a large stock of well-kept single family homes, a human-scale street grid with alleys, easy access to greenbelts and trails, a mix of commercial business, a well-used recreation center, a rich history and, most importantly, diverse and motivated long-time residents.

### **I. PROTECT & IMPROVE NEIGHBORHOOD CHARACTER**

- I.1 Identify and provide a range of housing densities, serving a range of incomes and ages.
- I.2 Create a review process for multi-family developments over 4 dwelling units per lot that involves community participation and design standards.
- I.3 Foster high-intensity mixed-use development for Gambell/Ingra Corridor and North Fairview (4<sup>th</sup> to 8<sup>th</sup>, Ingra to Orca).
- I.4 Require buffers where industrial adjoins residential in compliance with New Title 21: 21.07.080 Landscaping, Screening, and Fences and site designs to minimize noise and visual pollution.
- I.5 Sponsor construction of a high quality multi-family demonstration pilot dwelling, to show how such structures can be both profitable and a good neighbor.

- 1.6 Use accessory dwelling units (“mother in-law apartments”) to achieve increased density in Fairview while respecting its historic character and socioeconomic diversity. ADUs are encouraged in the single family and duplex areas throughout Fairview. If not allowed under existing zoning, they will be approved through the Overlay District process that encourages and facilitates ADUs with single family and duplex housing.
- 1.7 Screen dumpsters where it does not impinge on the ability of utilities to serve properties in the alleys. Dumpsters are to be located on alleys unless alleys do not function. Dumpsters not located on alleys are required to be screened.
- 1.8 Preserve local historic buildings and neighborhoods; strengthen the historic character of Fairview.
- 1.9 Increase home ownership and decrease transiency.
- 1.10 Encourage small-scale, neighborhood-serving commercial development.
- 1.11 Promote homebuyer loans for property improvement.
- 1.12 Work to generate greater pride in Fairview as a place to live, work, play, learn, and prosper.
- 1.13 Upgrade the Fairview Recreation Center to a Community Center, grow the number of users, and promote community engagement.
- 1.14 Strengthen “Sense of Place.”

## **2. CONNECT PEOPLE TO PLACES (JOBS, BUSINESSES, SCHOOLS, PARKS, AND DOWNTOWN)**

- 2.1 Focus on priority corridors for pedestrians and bikes on 9th, 13th, 15th Avenues; Cordova, Gambell, and Karluk Streets.
- 2.2 Improve connections within Fairview and to Downtown, including the need and potential for improved People Mover service, a shuttle to downtown, and improved walking and biking options. Fairview is “East Downtown.”
- 2.3 Create better walking, driving and parking linkages to major public and commercial destination facilities – e.g., connections that would link people using Sullivan Arena with Fairview shops and restaurants.
- 2.4 Implement the Gambell Street Redevelopment and Implementation Plan – reduce Gambell to three lanes, improve sidewalks, underground utilities, add street amenities, study and adjust zoning to allow for more pedestrian interaction, perhaps establishing maximum setbacks for commercial development.

- 2.5 Fund and plan for the Seward to Glenn Highway connecting network. Maintain the integrity of Fairview, by following a cut and cover approach, creating a greenway connection between Ship and Chester Creek with a Hyder Street alignment or alternatives that reduce impact on the neighborhood, while providing needed neighborhood street and pedestrian improvements that support mixed-use and other land-use redevelopment and development identified on the approved land-use plan map.
- 2.6 Enhance the safety, health and ambiance of areas surrounding Merrill Field by limiting detrimental noise impacts and the threat of airplane crashes.
- 2.7 Engage the Knik Arm Bridge and Toll Authority in future planning for the neighborhood as defined through the Knik Arm Crossing (KAC) Programmatic Agreement between the State of Alaska and the Municipality of Anchorage. Consider development of Standard Mitigation Agreement (Chapter 5, Section B. Mitigation Measures for Future, Unforeseen Adverse Effects – Mitigation to Historic Properties). This includes quarterly communications between the Fairview Community Council and KABATA on the status of the KAC.
- 2.8 Fund, develop, and finalize the Seward to Glenn Highways transportation corridor plan, and potential Federally-required Environmental Impact Statement (EIS), in-lieu of segmented projects currently defined in the 2035 Regional Transportation Plan (Project #s 104, 114, 141, 136, etc.) to determine the appropriate mitigation for the full project. This will provide stability for investment in the neighborhood and business corridor along Ingra and Gambell in the face of the impacts created by large infrastructure projects. Mitigate fully the loss of housing, utilities, and other community assets to be defined during the EIS.
- 2.9 Assess and identify alleys for functionality for access, parking, trash, and overall condition. Those alleys identified as either poor or, as in areas of likely and desired redevelopment should be prioritized for repair and upgrade to facilitate identification and tracking of opportunities for paving alleys. Include those projects in the annual MOA CIP request.

### **3. CREATE INCENTIVES FOR ECONOMIC DEVELOPMENT**

- 3.1 Invest in more attractive, comfortable, safer commercial district sidewalks.
- 3.2 Reduce on-site parking requirements; increase on-street parking and develop parking structures.
- 3.3 Encourage redevelopment through establishing a tax abatement district.
- 3.4 Investigate Enterprise Zones (“EZ” development zones) and community development corporations.
- 3.5 Improve Fairview reputation and “brand” through events, street improvements, and publicity.
- 3.6 Develop Sullivan Arena partnership program to promote local businesses.
- 3.7 Locate job-training center in Fairview and expand job opportunities for neighborhood residents.
- 3.8 Encourage home occupations and home-based businesses.
- 3.9 Partner with the Fairview Business Association to support Fairview’s small businesses.
- 3.10 Promote energy efficient building design (demonstrate affordable energy conservation techniques into the “demonstration project”).
- 3.11 Assess, document, monitor energy use, at the neighborhood scale, as one part of REAP’s statewide program to help Alaska reach statewide energy goals.
- 3.12 Establish new partnerships between the Muni and DOT&PF to develop covers with vertical structures emphasizing mixed-use development along with parks and open space (*Detailed mitigation is defined through 2.7 and 2.8*).
- 3.13 Develop Memorandum of Agreement between Muni and DOT&PF whereby local government assumes responsibility for redevelopment of covers through acquisitions of air rights above a National Highway System facility.

#### **4. FOSTER CLEAN, SAFE POSITIVE STREETS + SIDEWALKS**

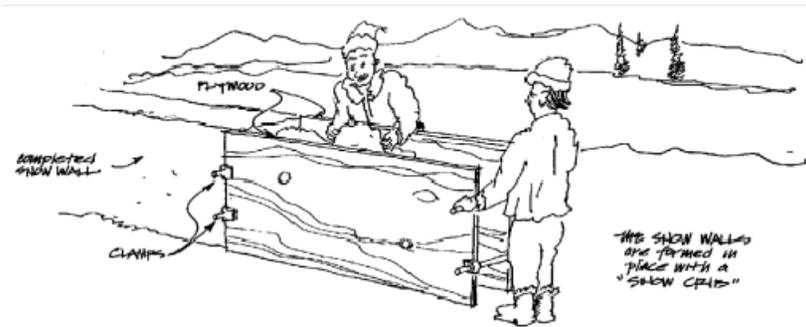
- 4.1 Improve the year-round walking experience – keep sidewalks clear of snow.
- 4.2 Distribute social service facilities equally throughout Anchorage.
- 4.3 Improve neighborhood design to increase the number of “eyes on the street.”
- 4.4 Implement coordinated programs to address homeless and chronic public inebriates, such as that proposed by the Fairview Business Association.
- 4.5 Create a community where people and property are safe from harm.
- 4.6 Engage local residents in taking responsibility for their streets.
- 4.7 Enlist Social Service Providers in active efforts to mitigate negative externalities of their operations.

#### **5. MAINTAIN GREEN SPACE – FROM THE FRONT YARD TO COMMUNITY PARKS**

- 5.1 Increase the supply, quality, safety and accessibility of well-maintained local parks and open spaces.
- 5.2 Improve and identify linkages to the Ship Creek and Chester Creek greenbelts and trail systems.
- 5.3 Preserve natural terrain, drainage and vegetation in public and private spaces.
- 5.4 Improve neighborhood landscaping.

## 6. CREATE A MORE LIVEABLE WINTER CITY NEIGHBORHOOD

- 6.1 See strategies other goals for snow removal and overlay zones.
- 6.2 Establish a neighborhood winter festival.
- 6.3 Promote greater use of winter lights.



## 7. PROMOTE LIFE-LONG LEARNING AND COMMITMENT TO EXCELLENCE IN EDUCATION

- 7.1 Help develop a community with a world-class education system, accessible to all income groups and where people of all ages, ethnicities, and cultures are enthusiastic and successful learners.
- 7.2 Turn Fairview Elementary into a magnet school.
- 7.3 Restore computer lab at Fairview Recreation Center.
- 7.4 Promote development of a Neighborhood Education Plan.



## 8. CREATE OPPORTUNITIES FOR CIVIC ENGAGEMENT BY CITIZENRY

- 8.1 See strategies in other goals such as the neighborhood Block Watch initiative, Fairview Snowfighters and improvements to the Fairview Recreation Center.
- 8.2 Strengthen institutional efforts to promote civic engagement.
- 8.3 Promote greater use of flowers in the neighborhood.



## SUB-AREA GOALS + FAIRVIEW GUIDEMAP

The following Sub-Area Goals focus on specific geographic regions within the Fairview Neighborhood Plan Area. These goals are further articulated in the Fairview Guidemap included in the attachment pocket at the back of the plan. The Fairview Guidemap is intended to provide the plan user with a quick overview of the Fairview Neighborhood Plan and depicts the intent for growth and development over the life of this plan.

### INDUSTRIAL FAIRVIEW

**Context:** While parts of this area support active, lively commercial activities, other areas are rundown or underutilized. There is a concentration of social services in the north end of this sub-area which impact neighboring landowners.

**Goals:** Screen incompatible uses and mitigate truck traffic where residential abuts Merrill Field and industrial uses. Create new North-South trail linking Fairview to Ship Creek/Chester Creek trails. Encourage new business.

**Relevant Planning Efforts:** Ship Creek Master Plan, Merrill Field Airport Master Plan, and Trails Plan.

### FAIRVIEW MAIN STREET

**Context:** Lack of certainty due to the large infrastructure projects proposed by the DOT&PF including the Seward to Glenn Highways connection formerly called H2H and the KAC, prevents investment; six and eight-plexes with minimal landscaping; and a high-traffic corridor severs the integrity of the neighborhood.

**Goals:** Desirable area for high density. Reduce lanes on Gambell from four to three. Concentrate “main street” activities on Gambell to increase walkability, underground utilities, encourage higher density, mixed-use residential and commercial; Plan for possible impacts of highway connections; Reduce requirements for on-site parking; Encourage mixed-use development on “covers.”<sup>11</sup>



<sup>11</sup> See Appendix D – City of Cincinnati – *Connect The Blocks*, and the “Cut and Cover” graphic supporting the Fairview Main Street Vision

**Relevant Planning Efforts:** Gambell Street Redevelopment Plan, Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans, Anchorage Four Original Neighborhoods Historic Preservation Plan, and ML&P Five Year Plan 2013-2017 For the Removal of Non-Conforming Overhead Lines in Accordance with MOA Title 21.90.

## **WEST FAIRVIEW**



**Context:** High density, multi-unit developments interspersed with original single-family homes characterizes development. This residential neighborhood abuts Downtown and extends west nearly to the Park Strip. South of I5th are sunny south-facing condos and apartments, overlooking the Mulcahy sports fields and the Sullivan Arena.

**Goals:** Maintain integrity of single-family homes where appropriate. Encourage improvements in older multi-family through design standards and improvements in the quality of the nearby commercial areas. Allow for and encourage small-scale, neighborhood-serving commercial, such as a coffee shop. Improve connections with commercial areas to the east - the future “Fairview Mainstreet.”

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans, Trails Plan, and the Anchorage Four Original Neighborhoods Historic Preservation Plan.

## **CHESTER CREEK SPORTS COMPLEX**

**Context:** Statewide attraction abuts citywide trail system. Facility generates a lot of traffic during events.

**Goals:** Link to neighborhood as economic engine for the community and to reduce the impacts of event traffic.

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Gambell Street Redevelopment Plan, Metropolitan Transportation Plan, and Trails Plan.

## EAST FAIRVIEW

**Context:** Zoned for higher residential densities, but mostly single family. Some housing needs renovation. Recently built, low-cost multi-family structures do not fit well with single-family neighbors, eliminate all trees, and detract from neighborhood character. Noise and industrial uses tied to airport reduce quality of life.

**Goals:** Develop design guidelines and review of multi-family housing to upgrade character of neighborhood. Work to improve safety of sidewalks and streets. Encourage new businesses along northern area (4<sup>th</sup> to 8<sup>th</sup>, Ingra to Medfra) to develop Winter-wise and pedestrian-friendly approaches, and identification of areas for rezoning.

**Relevant Planning Efforts:** Merrill Field Airport Master Plan Update, Metropolitan Transportation Plan, Bike & Pedestrian Plans, and the Anchorage Four Original Neighborhoods Historic Preservation Plan.



## SOUTH FAIRVIEW



**Context:** Several good examples of high-density housing adjoining single-family residential land uses. Senior center and senior housing are located next to Chester Creek Greenbelt. Many people do not have cars. Dumpsters front the street.

**Goals:** Link South Fairview to the rest of the community. Address pedestrian safety concerns and trash issues. Determine needed upgrades to address user needs.

**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Trails Plan.