

## 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 land owners.

**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, Trails Plan.



A buffer is needed between adjacent industrial and residential uses.

## FAIRVIEW MAIN STREET

**Context:** Lack of certainty prevents investment (H2H, KAC). Six and eight-plexes with minimal landscaping. Corridor breaks up integrity of the neighborhood.

**Goals:** Desirable area for high density. Reduce lanes on Gambell from four to three. Concentrate "main street" activities on Gambell. 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.

**Relevant Planning Efforts:** Gambell Street Redevelopment Plan, Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans.

## WEST FAIRVIEW

**Context:** High density, multi-unit developments interspersed with original single-family homes characterize development. This residential neighborhood abuts Downtown and extends west nearly to the Park Strip. South of 15th are sunny south facing condos and apartments, overlooking the Mulcahey sports fields and the Sullivan Arena.

**Goals:** Maintain integrity of single-family houses 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."

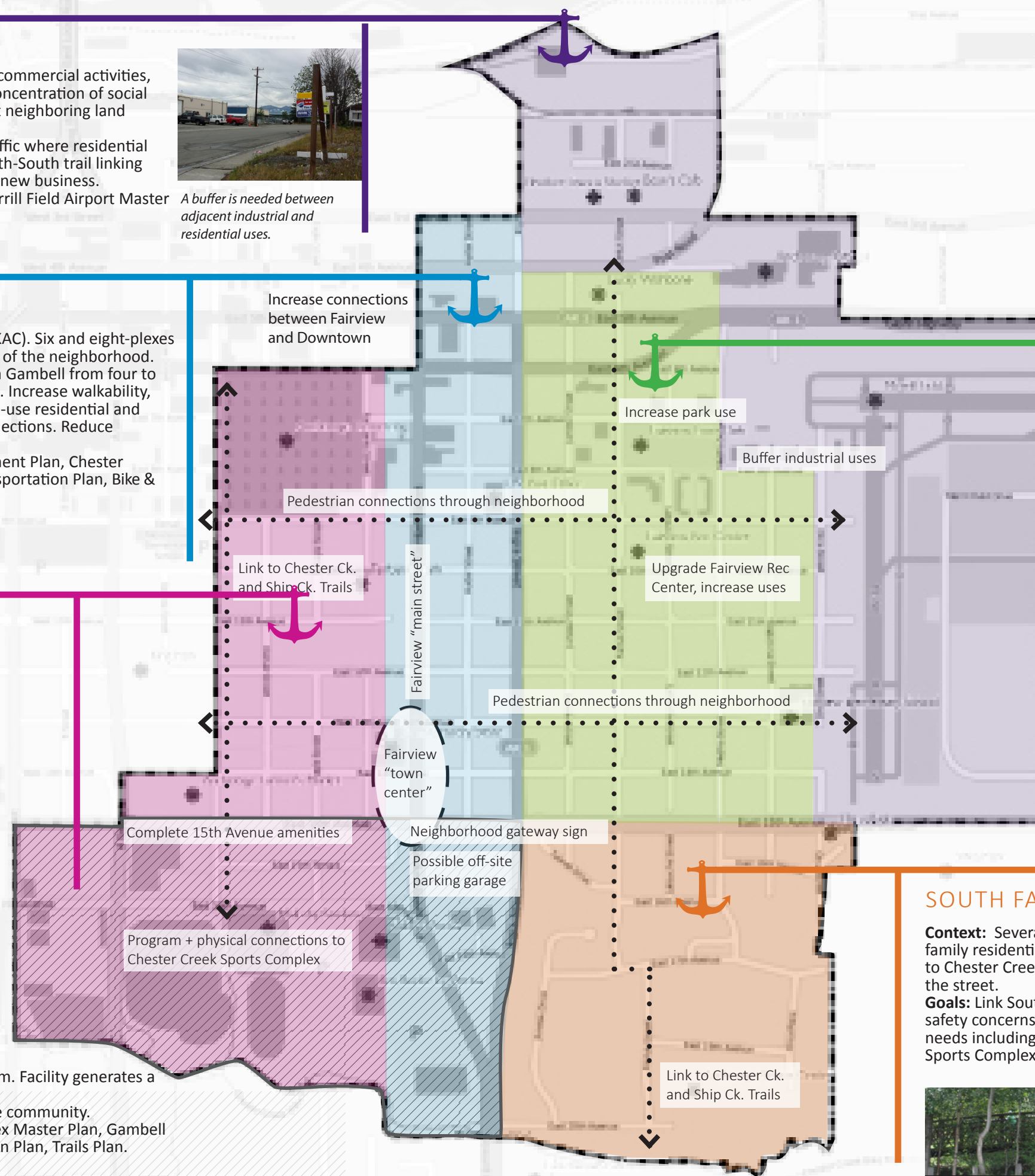
**Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Metropolitan Transportation Plan, Bike & Pedestrian Plans, Trails Plan, and HPP.

## CHESTER CREEK SPORTS COMPLEX

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

**Goals:** Link to neighborhood as economic engine for the community.

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



# fairview NEIGHBORHOOD PLAN GUIDEMAP

FAIRVIEW:  
WHERE PEOPLE MAKE THE DIFFERENCE

## 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.

**Relevant Planning Efforts:** Merrill Field Airport Master Plan Update, Metropolitan Transportation Plan, Bike & Pedestrian Plans, Historic Preservation Plan (HPP).



Ensure space for individual touches, regardless of the density.

## 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 including Eastchester Park. **Relevant Planning Efforts:** Chester Creek Sports Complex Master Plan, Trails Plan.





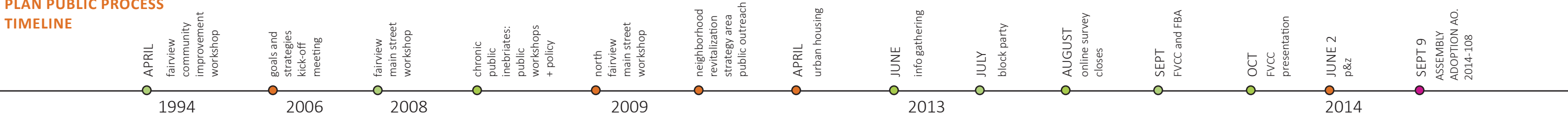
# OUR GOALS

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. *Full text of our goals can be found in the FVNP.*

## 1. PROTECT & IMPROVE NEIGHBORHOOD CHARACTER

1. Identify and provide a range of housing densities, serving a range of incomes and ages.
2. Create a review process for multi-family developments over 4 dwelling units/lot that involves community participation and design standards.
3. Foster high-intensity mixed use development for Gambell/Ingra Corridor and North Fairview (4th to 8th, Ingra to Orca).
4. Require buffers where industrial adjoins residential in compliance with 21.07.080 Landscaping, Screening, Fencing, Site Design.
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.
6. Use accessory dwelling units (“mother in-law apartments”) to achieve increased density in Fairview while respecting its historic character and socioeconomic diversity.
7. Screen dumpsters where it does not impinge on the ability of utilities to serve properties in the alleys.
8. Preserve local historic buildings and neighborhoods; strengthen the historic character of Fairview.
9. Increase home ownership and decrease transiency
10. Encourage small scale, neighborhood-serving commercial development.
11. Promote homebuyer loans for property improvement.
12. Work to generate greater pride in Fairview as a place to live, work, play, learn, and prosper.
13. Improve Upgrade the Fairview Recreation Center to a community center, grow the number of users, and promote community engagement.

## FAIRVIEW NEIGHBORHOOD PLAN PUBLIC PROCESS TIMELINE



## LEVERAGE WHAT WE HAVE!

Fairview has assets offered by few other Anchorage neighborhoods: excellent proximity to Downtown & Midtown, 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.



Established residential neighborhoods will be the foundation of ongoing revitalization.

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

1. Focus on priority corridors for pedestrians and bikes, e.g. 9th, 13th, 15th Avenues; Cordova, Gambell, Karluk Streets.
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.”
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.
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.
5. Plan for Seward to Glenn Highway connection. 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 neighborhood, while providing needed neighborhood street and pedestrian improvements that support mixed-use and other land use redevelopment and development.....
6. Enhance the safety, health and ambiance of areas surrounding Merrill Field by limiting detrimental noise impacts and the threat of airplane crashes.
7. Engage the Knik Arm Bridge and Toll Authority in future planning for the neighborhood.....quarterly communications between FVCC and KABATA.
8. Fund, develop, and finalize the Seward to Glenn Highways transportation corridor plan.....Mitigate fully the loss of housing, utilities...defined during EIS.



Above: These buildings fail in that they do not “face the street” and do not take advantage of the residents within to keep their eyes on the street and improve safety.



Adjacent: This quonset hut characterizes Fairview history and spirit. But what will happen when the existing owners move? This plan protects Fairview’s historical legacy, while encouraging high density development in

## 3. CREATE INCENTIVES FOR ECONOMIC DEVELOPMENT

1. Invest in more attractive, comfortable, safer commercial district sidewalks.
2. Reduce on-site parking requirements; increase on-street parking and develop parking structures.
3. Encourage redevelopment through establishing a tax abatement district.
4. Investigate Enterprise Zones (“EZ” development zones) and community development corporations.
5. Improve Fairview reputation and “brand” through events, street improvements, publicity.
6. Develop Sullivan Arena partnership program to promote local businesses.
7. Locate job-training center in Fairview and expand job opportunities for neighborhood residents.
8. Encourage home occupations and home-based businesses.
9. Partner with the Fairview Business Association to support Fairview’s small businesses.
10. Promote energy efficient building design (demonstrate affordable energy conservation techniques into the “demonstration project”).
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.
12. Establish new partnerships between the MOA and DOT&PF to develop “covers” with vertical structures emphasizing mixed-use development along with parks and open space (Detailed mitigation to be defined in 2.7 and 2.8).
13. Develop Memorandum of Agreement between MOA and DOT&PF..air rights and National Highway System facility.

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

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

Right: The Gambell/ Ingra Couplet cuts Fairview in half and does not attract local spending. Onsite parking waivers, pedestrian infrastructure and the Assembly-approved Fairview/ East Downtown Revitalization Area is anticipated to stimulate private development.



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

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

## 6. CREATE A MORE LIVABLE WINTER CITY NEIGHBORHOOD

1. See strategies and other goals for snow removal and overlay zones.
2. Establish a neighborhood Winter Festival.
3. Promote greater use of winter lights.



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

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.
2. Turn Fairview Elementary into a Magnet School.
3. Restore the computer lab at Fairview Recreation Center.
4. Promote development of a Neighborhood Education Plan.

## 8. CREATE OPPORTUNITIES FOR CIVIC ENGAGEMENT BY CITIZENRY

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