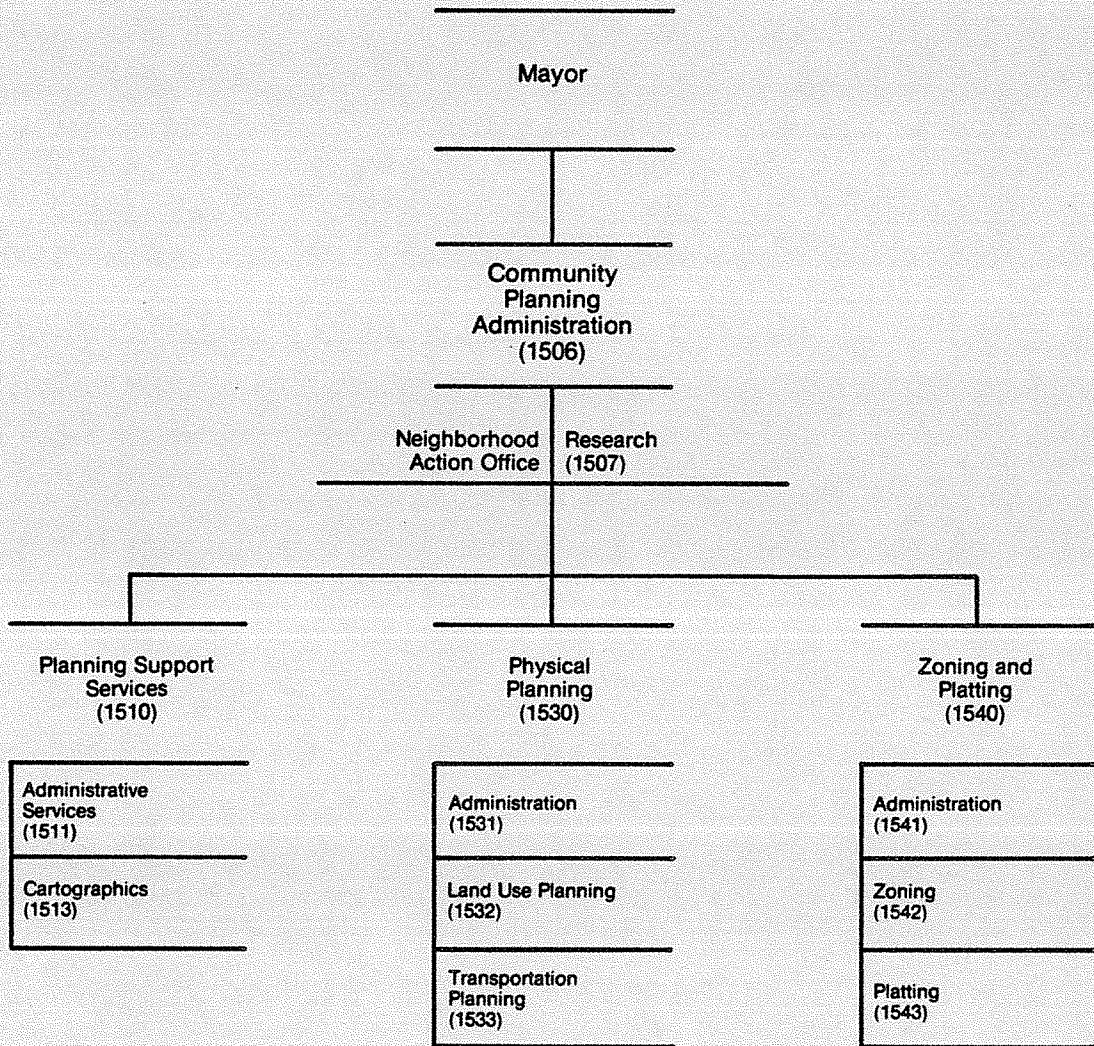
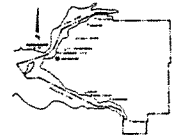


COMMUNITY PLANNING

COMMUNITY PLANNING



DEPARTMENT SUMMARY



Department

COMMUNITY PLANNING

Mission

To provide planning services and technical support to land use and community development decision-makers guiding the community's physical and socio-economic development.

Major Program Highlights

- Continue revisions of Title 21, Land Use Code, to improve the regulations necessary to guide private and public development.
- Complete Eagle River Transportation Plan and Urban Goods Movement Plan.
- Revise Turnagain Arm and Eagle River Comprehensive Plans.
- Complete business market analysis, visitor impact expansion study and business atlas to implement the Five-Year Comprehensive Economic Development Strategy.
- Process approximately 130 conditional use and rezoning applications, 500 preliminary/final plats, 110 federal and state permit reviews and 10 service area annexations.
- Continue staff support to boards, commissions and task forces and respond to approximately 75,000 requests for information from the public and federal, state and local agencies.
- Continue Hearing Officer program.
- Continue to implement the Geographic Information System and expand capability to serve other municipal departments and the general public.
- Continue special neighborhood improvement programs including Community Development Programs and implementation of Spenard Redevelopment Strategy.
- Initiate Midtown Commercial Redevelopment and Ship Creek Mixed-Use Redevelopment efforts.

Resources

| | 1985 | 1986 |
|------------------|--------------|--------------|
| Direct Costs | \$ 3,791,800 | \$ 3,513,510 |
| Program Revenues | \$ 676,000 | \$ 436,000 |
| Personnel | 56FT 1PT | 54FT 1PT |

**RESOURCE PLAN
1986 APPROVED BUDGET**

DEPARTMENT COMMUNITY PLANNING

1985/1986 RESOURCE COMPARISON

| Division Title | FINANCIAL RESOURCES | | PERSONNEL RESOURCES | | | | | | | |
|--|---------------------|------------------|---------------------|----------|----------|-----------|---------------|----------|----------|-----------|
| | 1985 REVISED | 1986 APPROVED | 1985 REVISED | | | | 1986 APPROVED | | | |
| | | | FT | PT | TEMP | TOTAL | FT | PT | TEMP | TOTAL |
| Administration | 909,010 | 880,010 | 11 | 0 | 0 | 11 | 11 | 0 | 0 | 11 |
| Planning Support | 643,010 | 635,470 | 12 | 1 | 0 | 13 | 12 | 1 | 0 | 13 |
| Physical Planning | 1,426,270 | 1,162,290 | 20 | 0 | 0 | 20 | 18 | 0 | 0 | 18 |
| Zoning & Platting | 813,510 | 835,740 | 13 | 0 | 0 | 13 | 13 | 0 | 0 | 13 |
| Direct Organizational Cost | 3,791,800 | 3,513,510 | 56 | 1 | 0 | 57 | 54 | 1 | 0 | 55 |
| Add Intragovernmental Charges From Others | 4,293,150 | 4,276,690 | | | | | | | | |
| Total Department Cost | 8,084,950 | 7,790,200 | | | | | | | | |
| Less Intragovernmental Charges To Others | 2,496,280 | 2,580,090 | | | | | | | | |
| Function Cost | 5,588,670 | 5,210,110 | | | | | | | | |
| Less Program Revenues | 676,000 | 436,000 | | | | | | | | |
| Net Program Cost | 4,912,670 | 4,774,110 | | | | | | | | |

1986 APPROVED RESOURCES BY CATEGORY OF EXPENSE

| Division/Title | PERSONAL SERVICES | SUPPLIES | OTHER SERVICES | DEBT SERVICE | CAPITAL OUTLAY | DIRECT COST TOTAL |
|-------------------------|----------------------|---------------|-------------------|-----------------|-------------------|----------------------|
| Administration | 601,550 | 24,710 | 249,470 | -0- | 4,280 | 880,010 |
| Planning Support | 524,440 | 27,800 | 78,080 | -0- | 5,150 | 635,470 |
| Physical Planning | 1,023,840 | 15,800 | 114,850 | -0- | 7,800 | 1,162,290 |
| Zoning & Platting | 704,150 | 6,700 | 123,050 | -0- | 1,840 | 835,740 |
| Department Total | 2,853,980 | 75,010 | 565,450 | -0- | 19,070 | 3,513,510 |

RECONCILIATION FROM 1985 REVISED TO 1986 APPROVED BUDGET

DEPARTMENT: COMMUNITY PLANNING

| | DIRECT COSTS | POSITIONS |
|---|--------------------|-----------------|
| 1985 REVISED BUDGET: | \$3,791,800 | 56FT 1PT |
| AMOUNT REQUIRED TO CONTINUE EXISTING PROGRAMS IN 1986 | 89,680 | |
| REDUCTIONS IN EXISTING PROGRAMS: | | |
| ° Reduce Neighborhood Action Program activities in the Physical Planning Division. | (159,410) | (2FT) |
| ° Reduce contracted services for land use, environmental and transportation planning studies, demographic surveys, aerial mapping and temporary professional, intern and clerical assistance. | (144,610) | |
| EXPANSIONS IN EXISTING PROGRAMS: | | |
| ° None | | |
| NEW PROGRAMS: | | |
| ° None. | | |
| OTHER (MISCELLANEOUS INCREASES/DECREASES): | | |
| ° Reduce overtime, supplies, capital outlay, maintenance and miscellaneous accounts. | (63,950) | |
| 1986 APPROVED BUDGET | <u>\$3,513,510</u> | <u>54FT 1PT</u> |

1986 PROGRAM PLAN

DEPARTMENT: Community Planning

DIVISION: Administration

PROGRAM: Administration and Community Development

PROGRAM CATEGORY: Administration and Neighborhood Action

PURPOSE: Provide direction and support to boards and commissions; address neighborhood-related special issues; and develop private/public partnerships to improve Anchorage neighborhoods and small business districts through focused community planning and development efforts.

1985 PERFORMANCE:

- Spenard Commercial Development Strategy: Developed commercial district plan and implementation package to guide road design and further public decision-making and to encourage reinvestment in the commercial district.
- North Mountain View Improvement Program: In partnership with Mayor-appointed advisory committee, tackled a priority list of short and long range problems identified through a residents' survey and neighborhood meetings.
- Geo-rezone Neighborhood Workshops: Prepared information booklets for each geo-rezone area and held workshops for community council leaders and residents.
- Researched and prepared policy analyses on the following issues: housing policy alternatives, mobile home park closure assistance, neighborhood impacts of Air Force operations, approach to fiscal impact analyses of major development proposals and adult residential care.
- Provided agenda coordination and planning support to Planning and Zoning Commission, Urban Design Commission and Platting Board.

1986 OBJECTIVES:

- Continue to provide lead staff support to North Mountain View and Spenard advisory committees.
- Establish improvement advisory committees and develop strategies for two additional Anchorage neighborhoods.
- Continue working with the Federation of Community Councils and other community groups to improve citizen input and program accountability for Community Development Block Grant program.
- Coordinate and focus department's social, economic and community development efforts to improve low and moderate income neighborhoods and to stimulate small commercial district reinvestment.
- Continue special neighborhood issues research and policy analysis.
- Continue to provide department direction and agenda management support to boards and commissions.

1986 PROGRAM PLAN

| RESOURCES: | <u>1984 Revised</u> | <u>1985 Revised</u> | <u>1986 Approved</u> |
|--|-------------------------|---------------------------|---------------------------|
| PERSONNEL: | 5FT | 6FT | 6FT |
| COST: | | | |
| PERSONAL SERVICES | \$267,000 | \$305,170 | \$296,910 |
| SUPPLIES | 4,000 | 4,200 | 4,070 |
| OTHER SERVICES | 42,490 | 31,370 | 38,730 |
| DEBT SERVICE | -0- | -0- | -0- |
| CAPITAL OUTLAY | 4,260 | 4,470 | 4,280 |
| | <u>\$317,750</u> | <u>\$345,210</u> | <u>\$343,990</u> |
| REVENUES: | \$ -0- | \$ -0- | \$ -0- |
| PERFORMANCE MEASURES: | | | |
| | <u>1984 Revised</u> | <u>1985 Estimated</u> | <u>1986 Projected</u> |
| ° Establish neighborhood improvement committees | -0- | 2 | 2 |
| ° Geo-rezone booklets and workshops | -0- | 6 | -0- |
| ° Neighborhood issues research and analysis projects | -0- | 5 | 5 |
| ° Boards and commissions supported | -0- | 3 | 3 |

1986 PROGRAM PLAN

DEPARTMENT: Community Planning

DIVISION: Administration

PROGRAM: Community Development

PROGRAM CATEGORY: Research and Economic Development

PURPOSE: Conduct housing stock and demographic surveys for state/federal revenue sharing; update and expand Government Information System (GIS) database to apply to municipal projects; implement Comprehensive Economic Development Strategy.

1985 PERFORMANCE:

- Completed housing stock survey.
- Completed household demographic survey (9000 units).
- Target Business Program
 - identified underserved economic sectors
 - screened basic sector for compatible business
- Identified all businesses by type and zip code.
- Identified optimum implementation mechanism for 5-Year Economic Development Strategy.
- Completed 5 special economic impact analysis reports for administration.
- Developed a business directory.
- Completed population estimates and projections.
- Produced 30 demographic/housing profiles of the municipality.
- Conduct business survey (11,000 businesses surveyed).
- Automated comprehensive plan, coastal zone, avalanche zone and parcel maps.
- Completed 400 projects on GIS for municipal departments and the public.

1986 OBJECTIVES:

- Conduct housing stock, household demographic and employment surveys.
- Produce business atlas.
- Conduct comparative cost analysis of doing business in Anchorage compared to other U.S. cities.
- Undertake business-specific market analysis.
- Conduct visitor impact expansion study.
- Assist in design of state fiscal policies for benefit of local economy.
- Maintain and update GIS databases and maps and expand capability to other municipal departments.
- Participate and support neighborhood improvement and development projects and Community Development Block Grant (CDBG) programs with GIS applications.
- Complete address range coding and data input.
- Conduct training for GIS system users.
- Maintain public assistance program; produce 30 new demographic and housing profiles.

1986 PROGRAM PLAN

| RESOURCES: | <u>1984 Revised</u> | <u>1985 Revised</u> | <u>1986 Approved</u> |
|--|-------------------------|---------------------------|---------------------------|
| PERSONNEL: | 4FT | 5FT | 5FT |
| COST: | | | |
| PERSONAL SERVICES | \$219,850 | \$306,970 | \$304,640 |
| SUPPLIES | 23,630 | 24,810 | 20,640 |
| OTHER SERVICES | 227,440 | 231,060 | 218,700 |
| DEBT SERVICE | -0- | -0- | -0- |
| CAPITAL OUTLAY | 3,410 | 960 | -0- |
| | <u>\$474,330</u> | <u>\$563,800</u> | <u>\$543,980</u> |
| REVENUES: | \$ -0- | \$ -0- | \$ -0- |
| PERFORMANCE MEASURES: | | | |
| | <u>1984 Revised</u> | <u>1985 Estimated</u> | <u>1986 Projected</u> |
| ° Technical assistance requests | 1,600 | 1,924 | 2,000 |
| ° Surveys | 6 | 5 | 5 |
| ° GIS data base maintenance- number of files and maps | 178 | 392 | 300 |
| ° GIS data base updates- number of maps | 100 | 200 | 125 |
| ° Economic development programs implemented | 7 | 7 | 5 |

1986 PROGRAM PLAN

DEPARTMENT: Community Planning

DIVISION: Planning Support Services

PROGRAM: Support Services

PROGRAM CATEGORY:

PURPOSE: To provide centralized department administrative services and municipal cartographic services.

1985 PERFORMANCE:

- Develop and implement a department computerized budget tracking and reporting system to monitor expenses.
- Plan and implement increased office automation techniques for the department, including increased data entry services by word processing.
- Produce over 40,000 pages of quality documents in word processing center.
- Prepare new, updated Eagle River zoning maps and Eagle River zoning display map for use by municipal decision-makers, private firms and the public.
- Construct new general-purpose Anchorage bowl, Eagle River, and municipal base maps for municipal use and public sale.
- Prepare all document and display maps for the Eagle River greenbelt, avalanche hazards, Anchorage parks plans and Anchorage Metropolitan Area Transportation Study (AMATS) document maps.
- Prepare over 5,000 maps for zoning, conditional use and platting cases and display/mail out areawide rezoning maps.

1986 OBJECTIVES:

- Provide centralized payroll, finance, purchasing and budget support services to the department.
- Provide timely, cost effective, centralized word processing and data entry services to department staff.
- Prepare legally mandated zoning and platting case graphics and maps.
- Provide cartographic services to all municipal departments, including preparation of full color display maps.
- Provide cartographic information and copies of maps to the public and other agencies.

1986 PROGRAM PLAN

| RESOURCES: | <u>1984 Revised</u> | <u>1985 Revised</u> | <u>1986 Approved</u> |
|--|-------------------------|---------------------------|---------------------------|
| PERSONNEL: | 12FT 1PT | 12FT 1PT | 12FT 1PT |
| COST: | | | |
| PERSONAL SERVICES | \$510,070 | \$532,980 | \$524,440 |
| SUPPLIES | 22,500 | 23,300 | 27,800 |
| OTHER SERVICES | 88,780 | 81,590 | 78,080 |
| DEBT SERVICE | -0- | -0- | -0- |
| CAPITAL OUTLAY | 9,480 | 5,140 | 5,150 |
| | <u>\$630,830</u> | <u>\$643,010</u> | <u>\$635,470</u> |
| REVENUES: | \$ 24,000 | \$ 21,000 | \$ 21,000 |
| PERFORMANCE MEASURES: | | | |
| | <u>1984 Revised</u> | <u>1985 Estimated</u> | <u>1986 Projected</u> |
| ° Pages produced in word processing center | 43,000 | 44,200 | 48,000 |
| ° Zoning/Platting case maps prepared | 5,800 | 5,400 | 6,000 |
| ° Specialized document/display maps prepared | 1,100 | 1,300 | 1,600 |
| ° Blueline map copies produced/sold | 16,000 | 17,000 | 24,000 |

1986 PROGRAM PLAN

DEPARTMENT: Community Planning

DIVISION: Physical Planning

PROGRAM: Physical Planning

PROGRAM CATEGORY: Areawide

PURPOSE: To provide long- and mid-range planning for land use, environmental and transportation functions to support private development reviews; prepare and implement amendments to Title 21; conduct areawide rezonings; and administer certain development reviews.

1985 PERFORMANCE:

- Successfully completed areawide rezonings of the Peters Creek, Chugiak and Birchwood areas.
- Initiated and/or adopted major revisions to Title 21 including amendments to the public hearing process, rezoning, conditional use and site plan standards; supplementary district regulations on creek protection, buffering and parking; and extensive revisions to the commercial district ordinances.
- Initiated and/or completed major planning studies of utility corridors, park and recreation facilities, greenbelts, urban goods movement and regional transportation systems in Eagle River.
- Administered development for site plans, coastal zone and wetland permits and public facilities.
- Initiated and completed Emergency Medical Services survey, researched possible housing alternatives and assisted in identifying problems affecting North Mt. View through neighborhood meetings.

1986 OBJECTIVES:

- Complete areawide rezonings of the remaining unrestricted zones in Anchorage.
- Continue to revise Title 21, especially the supplementary district regulations relating to the standards for private development.
- Revise the Turnagain Arm and Eagle River Comprehensive Plan, and complete the School Facility Plan, Downtown Eagle River Plan and other ongoing planning studies.
- Maintain and/or revise the principal planning and programming documents required to maintain certification for highway and transit funding.
- Complete the Eagle River Transportation Plan, Urban Goods Movement Plan and South Anchorage Development Plan.
- Develop standards for collector and arterial driveway access and siting of intersections.
- Initiate Midtown Commercial Development and Ship Creek Mixed-Use Redevelopment efforts.

1986 PROGRAM PLAN

| RESOURCES: | <u>1984 Revised</u> | <u>1985 Revised</u> | <u>1986 Approved</u> |
|------------|-------------------------|-------------------------|--------------------------|
|------------|-------------------------|-------------------------|--------------------------|

| | | | |
|------------|------|------|------|
| PERSONNEL: | 21FT | 20FT | 18FT |
|------------|------|------|------|

COST:

| | | | |
|-------------------|--------------------|--------------------|--------------------|
| PERSONAL SERVICES | \$1,078,760 | \$1,158,120 | \$1,023,840 |
| SUPPLIES | 16,060 | 17,080 | 15,800 |
| OTHER SERVICES | 191,070 | 247,000 | 114,850 |
| DEBT SERVICE | -0- | -0- | -0- |
| CAPITAL OUTLAY | 950 | 4,070 | 7,800 |
| | <u>\$1,286,840</u> | <u>\$1,426,270</u> | <u>\$1,162,290</u> |

| | | | |
|-----------|--------|--------|--------|
| REVENUES: | \$ -0- | \$ -0- | \$ -0- |
|-----------|--------|--------|--------|

PERFORMANCE MEASURES:

| | <u>1984 Revised</u> | <u>1985 Estimated</u> | <u>1986 Projected</u> |
|---|-------------------------|---------------------------|---------------------------|
| ° Site plans, zoning and plat reviews | 930 | 930 | 1,100 |
| ° Federal and state permit reviews | 130 | 130 | 130 |
| ° Boards (commissions) committees supported | 10 | 11 | 9 |
| ° Code amendments | 7 | 13 | 5 |
| ° Areawide rezonings | 2 | 4 | 3 |
| ° Plans/studies prepared | 21 | 20 | 17 |

1986 PROGRAM PLAN

DEPARTMENT: Community Planning

DIVISION: Zoning and Platting

PROGRAM: Zoning and Platting

PROGRAM CATEGORY: Areawide

PURPOSE: To process all rezoning, conditional use, subdivision and service area annexation applications on a geographic, comprehensive basis.

1985 PERFORMANCE:

- Processed 113 applications for rezoning and conditional use as of June 30, 1985.
- Processed 386 applications for subdivision and vacations as of June 30, 1985.
- Processed 6 applications for service area annexation as of June 30, 1985.

1986 OBJECTIVES:

- Process all rezoning and conditional use applications on a geographic and comprehensive basis; and to process all service area annexations.
- Process all requests for subdivisions, vacations, and utility undergrounding variances.

1986 PROGRAM PLAN

| RESOURCES: | <u>1984 Revised</u> | <u>1985 Revised</u> | <u>1986 Approved</u> |
|---|-------------------------|---------------------------|---------------------------|
| PERSONNEL: | 12FT | 13FT | 13FT |
| COST: | | | |
| PERSONAL SERVICES | \$622,840 | \$692,890 | \$704,150 |
| SUPPLIES | 7,000 | 7,200 | 6,700 |
| OTHER SERVICES | 116,220 | 111,580 | 123,050 |
| DEBT SERVICE | -0- | -0- | -0- |
| CAPITAL OUTLAY | 3,550 | 1,840 | 1,840 |
| | <u>\$749,610</u> | <u>\$813,510</u> | <u>\$835,740</u> |
| REVENUES: | \$695,000 | \$655,000 | \$415,000 |
| PERFORMANCE MEASURES: | | | |
| | <u>1984 Revised</u> | <u>1985 Estimated</u> | <u>1986 Projected</u> |
| ° Rezoning and conditional use applications | 130 | 130 | 130 |
| ° Subdivision applications | 1,150 | 975 | 875 |
| ° Service area annexations | 13 | 6 | 10 |
| ° Information requests | 50,500 | 47,000 | 47,000 |