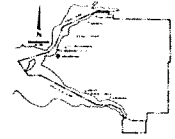


# DEPARTMENT SUMMARY



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 and complete School Facility Plan and Downtown Eagle River Development Plan.
- 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 15 boards, commissions and task forces and respond to approximately 75,000 requests for information from the public and federal, state and local agencies.
- Continue to implement the Geographic Information System and expand capability to serve other municipal departments and the general public.
- Continue to provide lead staff support to the North Mountain View and Spenard advisory committees and initiate two new neighborhood improvement projects.
- Initiate Midtown Commercial Redevelopment and Ship Creek Mixed-Use Redevelopment efforts.

## Resources

	1985	1986
Direct Costs	\$ 3,791,800	\$ 3,530,330
Program Revenues	\$ 676,000	\$ 436,000
Personnel	56FT 1PT	54FT 1PT

**RESOURCE PLAN**  
**1986 PROPOSED BUDGET**

DEPARTMENT: **COMMUNITY PLANNING**

**1985/1986 RESOURCE COMPARISON**

Division/Title	FINANCIAL RESOURCES		PERSONNEL RESOURCES							
	1985	1986	1985 REVISED				1986 PROPOSED			
	REVISED	PROPOSED	FT	PT	TEMP	TOTAL	FT	PT	TEMP	TOTAL
Administration	\$ 909,010	\$ 890,970	11	0	0	11	11	0	0	11
Planning Support	643,010	636,430	12	1	0	13	12	1	0	13
Physical Planning	1,426,270	1,165,990	20	0	0	20	18	0	0	18
Zoning & Platting	813,510	836,940	13	0	0	13	13	0	0	13
<b>Direct Organizational Cost</b>	<b>3,791,800</b>	<b>3,530,330</b>	<b>56</b>	<b>1</b>	<b>0</b>	<b>57</b>	<b>54</b>	<b>1</b>	<b>0</b>	<b>55</b>
Add Intragovernmental Charges From Others	4,293,150	4,346,630								
<b>Total Department Cost</b>	<b>8,084,950</b>	<b>7,876,960</b>								
Less Intragovernmental Charges To Others	2,496,280	2,625,470								
<b>Function Cost</b>	<b>5,588,670</b>	<b>5,251,490</b>								
Less Program Revenues	676,000	436,000								
<b>Net Program Cost</b>	<b>4,912,670</b>	<b>4,815,490</b>								

**1986 PROPOSED RESOURCES BY CATEGORY OF EXPENSE**

Division/Title	PERSONAL SERVICES	SUPPLIES	OTHER SERVICES	DEBT SERVICE	CAPITAL OUTLAY	DIRECT COST TOTAL
Administration	601,550	24,710	260,430	-0-	4,280	890,970
Planning Support	525,400	27,800	78,080	-0-	5,150	636,430
Physical Planning	1,025,540	15,800	116,850	-0-	7,800	1,165,990
Zoning & Platting	705,350	6,700	123,050	-0-	1,840	836,940
<b>Department Total</b>	<b>2,857,840</b>	<b>75,010</b>	<b>578,410</b>	<b>-0-</b>	<b>19,070</b>	<b>3,530,330</b>

**RECONCILIATION FROM 1985 REVISED TO 1986 PROPOSED BUDGET**

**DEPARTMENT: COMMUNITY PLANNING**

	DIRECT COSTS	POSITIONS
<b>1985 REVISED BUDGET:</b>	\$ 3,791,800	56FT 1PT
<b>AMOUNT REQUIRED TO CONTINUE EXISTING PROGRAMS IN 1986:</b>	89,680	
<b>REDUCTIONS IN EXISTING PROGRAMS:</b>		
◦ 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)	
<b>EXPANSIONS IN EXISTING PROGRAMS:</b>		
◦ None		
<b>NEW PROGRAMS:</b>		
◦ None.		
<b>OTHER (MISCELLANEOUS INCREASES/DECREASES):</b>		
◦ Reduce overtime, supplies, capital outlay, maintenance and miscellaneous accounts.	(47,130)	
<b>1986 PROPOSED BUDGET</b>	<u>\$ 3,530,330</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

<b>RESOURCES:</b>	<u>1984 Revised</u>	<u>1985 Revised</u>	<u>1986 Proposed</u>
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<b>PERSONNEL:</b>	5FT	6FT	6FT
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**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>

<b>REVENUES:</b>	\$ -0-	\$ -0-	\$ -0-
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**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 Proposed</u>
PERSONNEL:	4FT	5FT	5FT
<b>COST:</b>			
PERSONAL SERVICES	\$219,850	\$306,970	\$304,640
SUPPLIES	23,630	24,810	20,640
OTHER SERVICES	227,440	231,060	221,700
DEBT SERVICE	-0-	-0-	-0-
CAPITAL OUTLAY	3,410	960	-0-
	<u>\$474,330</u>	<u>\$563,800</u>	<u>\$546,980</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 Proposed</u>
PERSONNEL:	12FT 1PT	12FT 1PT	12FT 1PT
COST:			
PERSONAL SERVICES	\$510,070	\$532,980	\$525,400
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
	\$630,830	\$643,010	\$636,430
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 Proposed</u>
PERSONNEL:	21FT	20FT	18FT
COST:			
PERSONAL SERVICES	\$1,078,760	\$1,158,120	\$1,025,540
SUPPLIES	16,060	17,080	15,800
OTHER SERVICES	191,070	247,000	116,850
DEBT SERVICE	-0-	-0-	-0-
CAPITAL OUTLAY	950	4,070	7,800
	<u>\$1,286,840</u>	<u>\$1,426,270</u>	<u>\$1,165,990</u>

REVENUES:	\$ -0-	\$ -0-	\$ -0-
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### 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 Proposed</u>
PERSONNEL:	12FT	13FT	13FT
COST:			
PERSONAL SERVICES	\$622,840	\$692,890	\$705,350
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
	\$749,610	\$813,510	\$836,940
REVENUES:	\$ -0-	\$ -0-	\$ -0-

### 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