

# **COMMUNITY PLANNING**

**COMMUNITY PLANNING**

Mayor

Community  
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Administration  
1506

Planning Support  
Services  
1510

Community  
Development  
1520

Comprehensive  
Planning  
1530

Zoning and  
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Administrative  
Services  
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Technical Planning  
Services  
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Land Use Planning  
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**DEPARTMENT SUMMARY**

**DEPARTMENT**

**COMMUNITY PLANNING**

**MISSION**

To provide services and technical support to public and private land use and community development activities that shape the community's physical, social, and economic environment.

**MAJOR PROGRAMMING HIGHLIGHTS**

- Initiate revisions to the Anchorage Bowl Comprehensive Plan; the Anchorage Coastal Zone, Water Quality and Air Quality Management Plans; and complete revisions to the Eagle River Comprehensive Plan.
- Maintain and update transportation plans and program documents required to continue certification for highway and transit grant funding.
- Administer and prepare over 1100 development reviews for site plans, landscaping, geotechnical areas, refuse screening, traffic impact, public facilities, and Federal/State environmental permits.
- Process approximately 100 rezoning and conditional use applications, 450 preliminary/final plats, 6 service area annexations, 50 zoning and underground utility variances.
- Conduct limited housing stock survey and prepare Municipal population estimates.
- Continue to provide analytical and cartographic efficiencies through computerization of land use, environmental, zoning/platting and research information.
- Implement strategies to leverage Community Development Block Grant funds to assist Anchorage's disadvantaged and grant eligible neighborhoods.
- Provide staff support to Planning and Zoning Commission, Platting Board, Zoning Board of Examiners & Appeals, Urban Design Commission, Geotechnical Advisory Commission, AMATS Committees, Anchorage Economic Development Corporation, and several Task Forces/ad hoc committees.
- Continue to respond to over 50,000 requests for planning, zoning, platting, and demographic/economic information, publications, and maps.

**RESOURCES**

	<b>1987</b>	<b>1988</b>
Direct Costs	\$ 2,701,930	\$ 2,336,820
Program Revenues	\$ 222,000	\$ 132,000
Personnel	44FT 2PT	38FT 3PT
Grant Budget	\$ 2,659,836	\$ 1,500,400
	8.5FT	7.25FT

1988 RESOURCE PLAN

DEPARTMENT: COMMUNITY PLANNING

DIVISION	FINANCIAL SUMMARY		PERSONNEL SUMMARY									
	1987 REVISED	1988 BUDGET	1987 REVISED				1988 BUDGET					
			FT	PT	T	TOTAL	FT	PT	T	TOTAL		
ADMINISTRATION	134,750	123,650	2			2	2	2				
PLANNING SUPPORT SERVICES	738,430	714,070	13	1		14	12	2				14
COMMUNITY DEVELOPMENT	130,840	57,300	2	1		3	1	1				2
COMPREHENSIVE PLANNING	857,870	662,130	15			15	12	0				12
ZONING AND PLATTING	716,440	661,000	12			12	11					11
OPERATING COST	2,578,330	2,218,150	44	2		46	38	3				41
ADD DEBT SERVICE	123,600	118,670										
DIRECT ORGANIZATION COST	2,701,930	2,336,820										
ADD INTRAGOVERNMENTAL CHARGES CHARGES FROM OTHERS	3,797,180	3,295,770										
TOTAL DEPARTMENT COST	6,499,110	5,632,590										
LESS INTRAGOVERNMENTAL CHARGES TO OTHERS	2,278,670	2,029,250										
FUNCTION COST	4,220,440	3,603,340										
LESS PROGRAM REVENUES	222,000	132,000										
NET PROGRAM COST	3,998,440	3,471,340										

1988 RESOURCES BY CATEGORY OF EXPENSE

DIVISION	PERSONAL SERVICES	SUPPLIES	OTHER SERVICES	CAPITAL OUTLAY	TOTAL DIRECT COST
ADMINISTRATION	129,320	1,400	910		131,630
PLANNING SUPPORT SERVICES	643,240	27,850	83,790	2,450	757,330
COMMUNITY DEVELOPMENT	63,580	1,200	500		65,280
COMPREHENSIVE PLANNING	679,220	6,400	23,240	660	709,520
ZONING AND PLATTING	623,390	5,200	62,480	3,920	694,990
DEPT. TOTAL WITHOUT DEBT SERVICE	2,138,750	42,050	170,920	7,030	2,358,750
LESS VACANCY FACTOR	140,600				140,600
ADD DEBT SERVICE					118,670
TOTAL DIRECT ORGANIZATION COST	1,998,150	42,050	170,920	7,030	2,336,820

RECONCILIATION FROM 1987 REVISED TO 1988 BUDGET
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DEPARTMENT: COMMUNITY PLANNING

	DIRECT COSTS	POSITIONS	
1987 Revised Budget:	\$ 2,701,930	44FT	2PT
REDUCTIONS TO EXISTING PROGRAMS:			
- Land use planning studies, public facility site selection studies, and geotechnical, plat, and site plan reviews	(102,820)	(3FT)	
- AMATS supervisor/coordinator position	(80,680)	(1FT)	
- Manager of Community Development	(72,460)	(1FT)	
- Reimbursement to boards/commissions	(23,300)		
- Recording secretary and word processing support to department and boards/commissions	(21,310)	(1FT)	1PT
EXPANSIONS IN EXISTING PROGRAMS:			
- None			
NEW PROGRAMS:			
- None			
MISCELLANEOUS INCREASES (DECREASES):			
- Vehicle allowance	(3,200)		
- Debt service	(4,930)		
- Travel, overtime, supplies, capital outlay, maintenance contracts, and miscellaneous accounts	(27,640)		
- Benefits adjustment	(28,770)		
1988 BUDGET	\$ 2,336,820	38FT	3PT

1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING                      DIVISION: ADMINISTRATION  
 PROGRAM: Department Administration

PURPOSE:

Provide overall department direction and support to Assembly, Boards and Commissions.

1987 PERFORMANCES:

- Provide direction and support in the planning and implementation of department programs.
- Liaison to Mayor's Office, Assembly, boards and commissions.

1988 OBJECTIVES:

- Continue to provide direction and support in the planning and implementation of departmental programs.
- Continue to be liaison to Mayor's Office, Assembly, boards and commissions.

RESOURCES:

	1986 REVISED			1987 REVISED			1988 BUDGET		
	FT	PT	T	FT	PT	T	FT	PT	T
PERSONNEL:	7	0	0	2	0	0	2	0	0
PERSONAL SERVICES	\$	363,540		\$	125,150		\$	121,340	
SUPPLIES		4,070			1,420			1,400	
OTHER SERVICES		30,770			8,180			910	
CAPITAL OUTLAY		4,280			0			0	
TOTAL DIRECT COST:	\$	402,660		\$	134,750		\$	123,650	

25 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:

10

## 1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
PROGRAM: Planning Services

DIVISION: PLANNING SUPPORT SERVICES

### PURPOSE:

To provide support services for Community Planning Department; conduct surveys and prepare official MOA population estimates/projections; provide population, housing, economic statistics; provide cartographic services to MOA depts; Zoning, topographic, aerial photo, housing, and misc. maps to public.

### 1987 PERFORMANCES:

- Complete and refine a computerized department budget management system.
- Establish and maintain automated inventory of dept. furniture, equipment.
- Increase department efficiency by expanding training, office automation.
- Produce over 36,000 pages of typed documents.
- Conduct Municipal housing stock field survey, prepare GIS housing maps.
- Perform demographic/population survey of 5400 households.
- Complete MOA population estimates to submit for MOA for revenue-sharing.
- Prepare cartographic and GIS maps for South Anchorage Study, AMATS plans, school site selection studies, Wetlands Plan, Ship Creek Greenbelt plan, Eagle River Comp. Plan, areawide rezonings, zoning & platting cases, etc.
- Perform computer analysis and produce reports/maps for seismic hazards, noise sensitive transportation routes, and future housing/employment.
- Complete Anchorage Bowl Business Atlas computer maps for Economic Dev. Ofc
- Prepare computer maps for Property Appraisal's housing condition survey.
- Provide cartographic services to Clerk, Police, Transit, Legal, & other depts
- Respond to over 8800 requests for demographic, economic, or map information

### 1988 OBJECTIVES:

- Provide cost effective word processing, payroll, and financial support services for the Community Planning Department staff.
- Prepare all mandated zoning and platting case graphics.
- Conduct housing stock survey and prepare official population estimates.
- Provide GIS analysis and computer/cartographic mapping support for the E.R. and Anchorage Bowl Comp. Plan revisions & other major plans, studies.
- Provide population, housing, economic statistics to MOA depts., public.
- Maintain GIS zoning, land use, environmental, property & boundary data bases for Bowl & Eagle River; begin computerizing Turnagain Arm databases
- Maintain/update official Zoning Maps and Service Area Maps.
- Administer aerial photo mapping program; provide selected new aerial maps.
- Provide cartographic and limited computer analysis/mapping services to other municipal departments.
- Maintain and update department computerized furniture/equipment inventory and department library system.
- Respond to requests for maps and information from the public.

1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
 PROGRAM: Planning Services  
 RESOURCES:

DIVISION: PLANNING SUPPORT SERVICES

	1986 REVISED			1987 REVISED			1988 BUDGET		
	FT	PT	T	FT	PT	T	FT	PT	T
PERSONNEL:	16	1	0	13	1	0	12	2	0
PERSONAL SERVICES	\$	762,450		\$	618,080		\$	599,980	
SUPPLIES		48,440			30,180			27,850	
OTHER SERVICES		296,780			86,550			83,790	
DEBT SERVICE		0			123,600			118,670	
CAPITAL OUTLAY		5,150			3,620			2,450	
TOTAL DIRECT COST:	\$	1,112,820		\$	862,030		\$	832,740	
PROGRAM REVENUES:	\$	21,000		\$	14,000		\$	12,000	
PERFORMANCE MEASURES:									
- Requests for information statistics, maps		8,550			8,125			10,820	
- Pages of documents/data produced		47,750			36,670			27,750	
- Maps prepared (manual/GIS cartographics products)		7,200			6,860			5,452	
- Maps sold to public and other agencies		25,200			22,730			17,335	
- Requested department payroll, finance, budget actions		2,730			2,710			2,190	
- % WP documents completed by requested deadline		91			75			69	
- Population, housing, economic statistical reports produced		84			96			100	
- New aerial photographic maps produced		130			0			90	

25 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:  
 4, 5, 12, 15, 24



## 1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
PROGRAM: Community Development

DIVISION: COMMUNITY DEVELOPMENT

### PURPOSE:

Administer Community Development Block Grant Program. Currently managing 36 active projects totalling over \$4 million in appropriated funds. Undertake special planning projects including service needs assessments and economic analyses. (Division includes 4 grant-funded positions.)

### 1987 PERFORMANCES:

- Develop long range strategy for CDBG Program.
- Improve program management including project accounting, performance-based contracting, and central program administration.
- Initiate 22 new projects benefitting Anchorage's disadvantaged amounting to \$1.5 million in 1987 CDBG entitlement and reprogrammed funds.
- Develop and distribute the annual Anchorage economic indicators report summarizing current information on local employment and commerce.
- In cooperation with Public Safety, complete assessment of current and projected demands for animal control services.
- Begin CDBG 1988 project proposal solicitation and evaluation.
- Manage 14 previously initiated CDBG projects.
- Develop automated loan records system for CDBG-funded DH&HS housing rehabilitation program.
- In cooperation with DHHS, develop loan management policies and procedures moving housing rehabilitation program toward self-sufficiency.

### 1988 OBJECTIVES:

- Working with CDBG Citizen Advisory Task Force develop recommendations for appropriating 1988 CDBG entitlement and reprogrammed funds.
- Initiate an estimated 20 1988 projects in addition to ongoing and uncompleted previously funded CDBG projects and programs, estimated to total \$4 to \$4.5 million in appropriated project funds.
- Begin implementing an ongoing CDBG fund management strategy aimed at stretching CDBG dollars and leveraging outside participation in projects benefitting Anchorage's disadvantaged and eligible neighborhoods.
- Develop economic element of land use planning efforts, e.g. Eagle River Comprehensive Plan, and methodology for assessing economic impact of zoning and platting decisions.
- Undertake special project assignments, e.g. Mountain View AICUZ impact evaluation, service demands assessments, and HUD-required Housing Assistance Plan.

1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
 PROGRAM: Community Development  
 RESOURCES:

DIVISION: COMMUNITY DEVELOPMENT

	1986 REVISED			1987 REVISED			1988 BUDGET		
	FT	PT	T	FT	PT	T	FT	PT	T
PERSONNEL:	0	0	0	2	1	0	1	1	0
PERSONAL SERVICES	\$		0	\$	129,140		\$	55,600	
SUPPLIES			0		1,200			1,200	
OTHER SERVICES			0		500			500	
TOTAL DIRECT COST:	\$		0	\$	130,840		\$	57,300	
PERFORMANCE MEASURES:									
- Manage CDBG program totalling \$4 to \$4.5M appropriated projects			0			25			36
- Develop and implement ongoing CDBG program strategy			0			0			1
- Produce economic indicators analysis and report			0			1			1
- Special projects, e.g. Project 1990, service needs assessments.			0			4			4
- Economic impact analysis of zoning and platting actions			0			0			0
- Economic element on comprehensive land use planning			0			1			3

25 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:

13

## 1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
PROGRAM: Comprehensive Planning

DIVISION: COMPREHENSIVE PLANNING

### PURPOSE:

Provide mid and long-range planning for land use, environmental, and transportation functions; support private/public development reviews. Prepare and implement amendments to Title 21; conduct areawide rezonings; provide support to the land management actions of Heritage Land Bank.

### 1987 PERFORMANCES:

- Complete areawide rezonings of the remaining transition zones in Anchorage, and re-evaluate the zoning of Municipal controlled lands.
- Revise the Eagle River Comprehensive Plan, and initiate the revision of the Anchorage Bowl Comprehensive Plan.
- Complete on-going studies and plans of seismic hazards, noise quality, greenbelts, school facilities, wetlands, and urban design.
- Develop urban design approaches to commercial and residential multi-family development.
- Maintain and/or revise the principal planning and programming documents required to maintain certification for highway and transit funding.
- Complete the Urban Goods Movement, West Anchorage Airport, and South Anchorage Transportation Development Plans.
- Support air quality planning activities of the Health & Human Resources Department required to maintain certification for highway funding.
- Administer development reviews for site plans, landscaping, geotechnical areas, coastal zone, refuse facility screening, and public facilities.

### 1988 OBJECTIVES:

- Complete areawide rezonings of the remaining transition zones in Anchorage, and reevaluate the zoning and related development restrictions on Municipal land.
- Complete the revision of the Eagle River Comprehensive Plan, and continue the revision of the Anchorage Bowl Comprehensive Plan.
- Complete on-going studies of street landscaping requirements and commercial development standards, and initiate the revision of the Coastal Zone Management Plan and Water Quality Management Plan.
- Maintain and/or revise the principal planning and programming documents required to maintain certification for highway and transit funding.
- Initiate the review of the Long Range Transportation Plan and the Anchorage Air Quality Management Plan.
- Support air quality planning activities of the Health and Human Services Department required to maintain certification for highway funding.
- Administer development reviews for site plans, landscaping, geotechnical areas, coastal zone, refuse facility screening and public facilities.

1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
 PROGRAM: Comprehensive Planning  
 RESOURCES:

DIVISION: COMPREHENSIVE PLANNING

	1986 REVISED			1987 REVISED			1988 BUDGET		
	FT	PT	T	FT	PT	T	FT	PT	T
PERSONNEL:	18	0	0	15	0	0	12	0	0
PERSONAL SERVICES	\$ 1,023,840			\$ 822,840			\$ 631,830		
SUPPLIES	15,800			7,470			6,400		
OTHER SERVICES	114,850			25,480			23,240		
CAPITAL OUTLAY	7,800			2,080			660		
TOTAL DIRECT COST:	\$ 1,162,290			\$ 857,870			\$ 662,130		

PERFORMANCE MEASURES:

- Plans/studies/site selections prepared	17	38	19
- Boards-Commissions supported	9	18	18
- Code amendments	5	9	13
- Areawide rezonings	3	2	2
- Site plans, zonings, variance and plat reviews	1,100	1,825	420
- Landscape and design reviews.	120	120	610
- Support to planning projects	0	0	3
- State-Federal Permit Public Utility reviews	130	118	125
- Access and traffic reviews	0	0	100
- Computer modeling projections.	0	0	13

25 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:  
 6, 7, 8, 16, 17, 20, 22

## 1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
PROGRAM: Zoning and Platting

DIVISION: ZONING AND PLATTING

### PURPOSE:

To process all rezonings, conditional uses, zoning variances, airport height variances, subdivisions, right-of-way vacations, underground utility variances, and service area annexations on a geographic and comprehensive basis.

### 1987 PERFORMANCES:

- Process all rezoning and conditional use applications on a geographic and comprehensive basis
- Process all service area annexations
- Process all requests for subdivision, vacation and utility undergrounding variances.

### 1988 OBJECTIVES:

- Process all rezoning and conditional use applications on a geographic and comprehensive basis.
- Process all service area annexation petitions.
- Process all requests for subdivision, vacation, and utility underground variances.
- Process all variance requests from the zoning ordinance, floodplain, regulations, and airport height maps.
- Publish extract of Municipal Code on Title 21 Land Use Regulations.

1988 PROGRAM PLAN

DEPARTMENT: COMMUNITY PLANNING  
 PROGRAM: Zoning and Platting  
 RESOURCES:

DIVISION: ZONING AND PLATTING

	1986 REVISED			1987 REVISED			1988 BUDGET		
	FT	PT	T	FT	PT	T	FT	PT	T
PERSONNEL:	13	0	0	12	0	0	11	0	0
PERSONAL SERVICES	\$	704,150		\$	633,530		\$	589,400	
SUPPLIES		6,700			5,600			5,200	
OTHER SERVICES		124,550			74,040			62,480	
CAPITAL OUTLAY		1,840			1,740			3,920	
TOTAL DIRECT COST:	\$	837,240		\$	714,910		\$	661,000	
PROGRAM REVENUES:	\$	415,000		\$	208,000		\$	120,000	
PERFORMANCE MEASURES:									
- Rezoning and condition- al use applications		163			135			100	
- Subdivision application (final and preliminary)		497			500			450	
- Service area annexations		5			0			6	
- Information requests receiving response		40,000			46,000			36,000	
- Budgets maintained		3			3			3	
- Pages of minutes		3,500			2,500			2,500	
- Underground utility variances		13			20			15	
- Code amendments		4			3			12	
- Contracts administered		1			1			1	
- Zoning variances		0			0			35	

25 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:  
 1, 2, 3, 9, 11, 14, 18, 19, 21, 23, 25