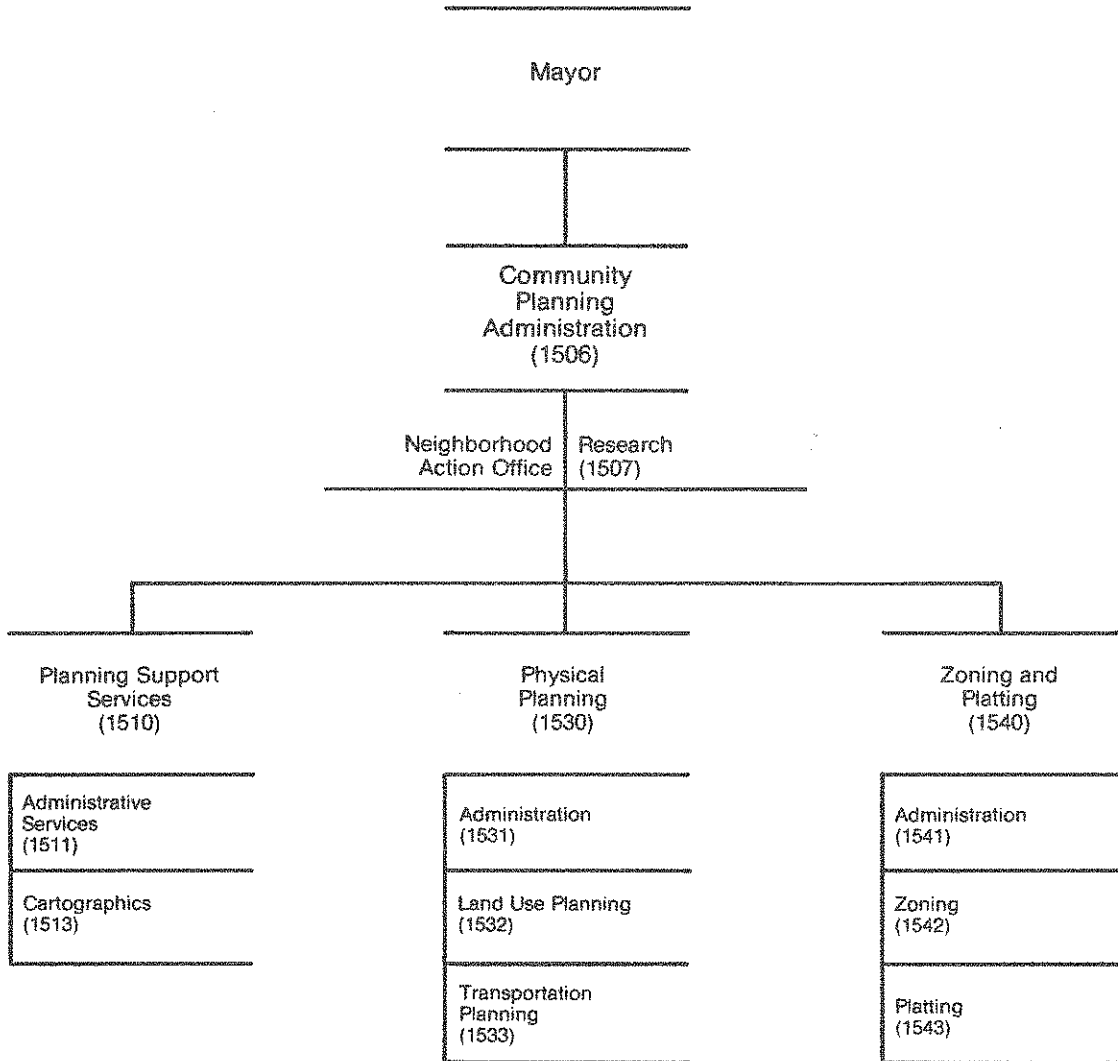


COMMUNITY PLANNING

COMMUNITY PLANNING



COMMUNITY PLANNING

Mayor

Community
Planning
Administration
1506

Planning Support
Services
1510

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Development
1520

Comprehensive
Planning
1530

Zoning and
Platting
1540

Administrative Services 1511

Technical Planning Services 1513
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Administration 1531

Land Use Planning 1532

Transportation Planning 1533

Administration 1541

Zoning 1542

Platting 1543

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

	1987	1988
Direct Costs	\$ 2,701,930	\$ 2,452,720
Program Revenues	\$ 222,000	\$ 132,000
Personnel	44FT 2PT	37FT 5PT
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
ADMINISTRATION	134,750	132,270	2			2
PLANNING SUPPORT SERVICES	738,430	698,570	13	1		14
COMMUNITY DEVELOPMENT	130,840	110,720	2	1		3
COMPREHENSIVE PLANNING	857,870	736,810	15			15
ZONING AND PLATTING	716,440	655,680	12			12
OPERATING COST	2,578,330	2,334,050	44	2		46
ADD DEBT SERVICE	123,600	118,670				
DIRECT ORGANIZATION COST	2,701,930	2,452,720				
ADD INTRAGOVERNMENTAL CHARGES CHARGES FROM OTHERS	3,797,180	3,246,280				
TOTAL DEPARTMENT COST	6,499,110	5,699,000				
LESS INTRAGOVERNMENTAL CHARGES TO OTHERS	2,278,670	1,988,860				
FUNCTION COST	4,220,440	3,710,140				
LESS PROGRAM REVENUES	222,000	132,000				
NET PROGRAM COST	3,998,440	3,578,140				

1988 RESOURCES BY CATEGORY OF EXPENSE

DIVISION	PERSONAL SERVICES	SUPPLIES	OTHER SERVICES	CAPITAL OUTLAY	TOTAL DIRECT COST
ADMINISTRATION	131,500	1,400	7,350		140,250
PLANNING SUPPORT SERVICES	626,600	27,850	84,930	2,450	741,830
COMMUNITY DEVELOPMENT	117,000	1,200	500		118,700
COMPREHENSIVE PLANNING	754,020	6,400	23,120	660	784,200
ZONING AND PLATTING	585,740	5,200	94,810	3,920	689,670
DEPT. TOTAL WITHOUT DEBT SERVICE	2,214,860	42,050	210,710	7,030	2,474,650
LESS VACANCY FACTOR	140,600				140,600
ADD DEBT SERVICE					118,670
TOTAL DIRECT ORGANIZATION COST	2,074,260	42,050	210,710	7,030	2,452,720

RECONCILIATION FROM 1987 REVISED TO 1988 BUDGET

DEPARTMENT: COMMUNITY PLANNING

	DIRECT COSTS	POSITIONS	
1987 Revised Budget:	\$ 2,701,930	44FT	2PT
REDUCTIONS TO EXISTING PROGRAMS:			
- Public counter and word processing support to department, boards/commissions, and the public	(45,850)	(2FT)	1PT
- Land use planning studies, public facility site selection studies, and geotechnical, plat, and site plan reviews	(93,610)	(2FT)	
- Cartographic and technician support to department and Platting Board	(58,440)	(2FT)	1PT
EXPANSIONS IN EXISTING PROGRAMS:			
- None			
NEW PROGRAMS:			
- None			
MISCELLANEOUS INCREASES (DECREASES):			
- Zoning Board of Examiners and Appeals (transferred from Public Works)	22,590		
- Transfer 25% of funding for manager of Community Development Block Grant Programs from operating budget to grant	(18,050)	(1FT)	1PT
- Debt service on computer	(4,930)		
- Overtime, supplies, capital outlay, maintenance contracts and miscellaneous accounts	(12,010)		
- 6.6% benefits adjustment	(38,910)		
1988 BUDGET	\$ 2,452,720	37FT	5PT

1988 P R O G R A M P L A N

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		\$	123,520	
SUPPLIES		4,070			1,420			1,400	
OTHER SERVICES		30,770			8,180			7,350	
CAPITAL OUTLAY		4,280			0			0	
TOTAL DIRECT COST:	\$	402,660		\$	134,750		\$	132,270	

27 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 P R O G R A M P L A N

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	11	3	0
PERSONAL SERVICES	\$	762,450		\$	618,080		\$	583,340	
SUPPLIES		48,440			30,180			27,850	
OTHER SERVICES		296,780			86,550			84,930	
DEBT SERVICE		0			123,600			118,670	
CAPITAL OUTLAY		5,150			3,620			2,450	
TOTAL DIRECT COST:	\$	1,112,820		\$	862,030		\$	817,240	
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

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

1988 P R O G R A M P L A N

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 P R O G R A M P L A N

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	2	0
PERSONAL SERVICES	\$		0	\$		129,140	\$		109,020
SUPPLIES			0			1,200			1,200
OTHER SERVICES			0			500			500
TOTAL DIRECT COST:	\$		0	\$		130,840	\$		110,720
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 element on comprehensive land use planning			0			1			3

27 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 P R O G R A M P L A N

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	13	0	0
PERSONAL SERVICES	\$ 1,023,840			\$ 822,840			\$ 706,630		
SUPPLIES	15,800			7,470			6,400		
OTHER SERVICES	114,850			25,480			23,120		
CAPITAL OUTLAY	7,800			2,080			660		
TOTAL DIRECT COST:	\$ 1,162,290			\$ 857,870			\$ 736,810		

PERFORMANCE MEASURES:

- Plans/studies/site selections prepared	17	38	21
- 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	120
- 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

27 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:
 6, 7, 8, 16, 17, 20, 21, 22

1988 P R O G R A M P L A N

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 P R O G R A M P L A N

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	10	0	0
PERSONAL SERVICES	\$	704,150		\$	633,530		\$	551,750	
SUPPLIES		6,700			5,600			5,200	
OTHER SERVICES		124,550			74,040			94,810	
CAPITAL OUTLAY		1,840			1,740			3,920	
TOTAL DIRECT COST:	\$	837,240		\$	714,910		\$	655,680	
PROGRAM REVENUES:	\$	415,000		\$	208,000		\$	120,000	

PERFORMANCE MEASURES:

- Rezoning and conditional 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		33,000
- Budgets maintained		3		3		3
- Pages of minutes		3,500		2,500		3,500
- Underground utility variances		13		20		15
- Code amendments		4		3		12
- Contracts administered		1		1		1
- Zoning variances		0		0		35

27 SERVICE LEVELS ARE FUNDED FOR THE DEPARTMENT. THIS PROGRAM HAS LEVELS:
 1, 2, 3, 9, 11, 14, 18, 19, 23, 25, 26, 27

DEPARTMENT
OF
COMMUNITY PLANNING

FY88
GRANT FUNDED PROGRAMS

GRANT PROGRAM	1987 GRANT YR	1987 FUNDED POSITIONS	1988 GRANT YR	1988 FUNDED POSITIONS	GRANT PERIOD
***** TOTAL GRANT FUNDING	\$ 2,659,836	8.5FT	\$ 1,500,400	7.25FT	
***** TOTAL COMMUNITY PLANNING GENERAL GOVERNMENT OPERATING BUDGET	\$ 2,701,930	44FT/2PT	\$ 2,452,720	37FT/5PT	
	\$ 5,361,766	52.5FT/2PT	\$ 3,953,120	45.25FT/5PT	

***** 1987 GRANT FUNDING REPRESENTS 49.6% OF THE TOTAL COMMUNITY PLANNING BUDGET.

***** 1988 GRANT FUNDING REPRESENTS 38.0% OF THE TOTAL COMMUNITY PLANNING BUDGET.

COMMUNITY DEVELOPMENT

(1) ECONOMIC DEVELOPMENT PLANNING (EDA)	\$ 115,300	1.5FT	\$ 100,000	1FT	9/1/87 - 8/31/88
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- Provides operating funds to support economic development planning, including the 5 year Economic Development Strategy, annual business survey, economic data base study and business information assistance program.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ADMINISTRATION	\$ 222,522	4FT	\$ 279,315	3.25FT	UPON COMPLETION
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- Provides funds for managing community development projects.

CDBG - PASS THRU'S	\$ 772,524	0	\$ 811,285	0	UPON COMPLETION
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- Provides funds for various community development projects benefiting low and moderate income and disadvantaged residents.

GRANT PROGRAM	1986 GRANT YR	FUNDED POSITIONS	1987 GRANT YR	FUNDED POSITIONS	GRANT PERIOD
PHYSICAL PLANNING *****					
(2) FEDERAL HIGHWAY ADMINISTRATION	\$ 298,000	3FT	\$ 257,000	3FT	10/1/87 - 9/30/88
- Provides for the necessary local and regional transportation studies which are required prior to highway design and construction in order to receive state/federal construction funds; support AMATS.					
(2) COASTAL ZONE MANAGEMENT	\$ 51,490	0	\$ 52,800	0	10/1/87 - 9/30/88
- Provides for continued implementation of the Coastal Zone Management Program.					
HB 574 GRANT	\$ 1,200,000	0	\$ N/A		N/A
- Pass thru funding for Alaska Neighborhood Housing Service, Inc.. Monies will be used for housing and business loans in Spenard, Government Hill, Nunaka Valley, and other distressed neighborhoods.					
	\$ 2,659,836	8.5FT	\$ 1,500,400	7.25FT	

(1) EDA grant is currently being managed in the Economic Development Office.

(2) Estimated - Actual FY88 grant figures not available at this time.