

South Addition Neighborhood Plan

Frequently Asked Questions

December 17, 2020

What was the process that led to the South Addition Neighborhood Plan draft?

A group of residents of South Addition, who wanted to help protect the neighborhood's unique character while also establishing strong standards for new development, formed in 2015 to begin discussion of the formation of a Neighborhood Plan. In October 2016, a community meeting was held at Inlet View Elementary, hosted by this group, and over 100 neighbors attended. Since then, subcommittees have met to discuss specific areas of the Plan: traffic and noise, walkability, parks and greenspace, public safety, neighborhood character, and housing. Throughout the 2018-2019 community council season, these subcommittees presented to the South Addition Community Council on their suggestions for the Plan, and distributed surveys to collect information about neighborhood preferences.

In 2019, the South Addition Executive Committee picked up the project to help finalize a Draft Plan. Compiling information gathered via the community council meetings, surveys, and the hard work of the volunteers who had shepherded the Plan to that point, a draft document was formed.

Who wrote the South Addition Neighborhood Plan draft?

The draft plan was written by Nikki Navio. Ms. Navio is a former resident of South Addition who recently completed her Masters in City and Regional Planning at Clemson University. For her dissertation project for her Masters, Nikki focused on planning issues in her old neighborhood of South Addition. She interviewed scores of residents, property owners, business owners and planning officials for the project.

The Draft Plan document itself was written by Ms. Navio, based on her original dissertation project, and with input from the South Addition Executive Committee, survey data from years of SANP work, and comments from the community.

The South Addition Executive Committee met with Ms. Navio four times to discuss the draft as it was being created. Separately, the Executive Committee met and reviewed and revised the draft, providing comments and input, before it was released for public comment. The Executive Committee used the information compiled by the many years of surveys and public engagement that had been conducted up until that point.

Ms. Navio was paid for this work as a professional writer and planner. Ms. Navio was paid at a rate of \$45 per hour and billed 127 hours to the project.

How much did the Plan cost? Where did the money come from?

The South Addition Community Council received a \$10,000 grant for the creation of the South Addition Neighborhood Plan in 2019 from the Municipality. Other communities that have written plans have received much larger grants, some more than \$50,000, to hire professional planning firms to write their plans. South Addition did not qualify for much of this grant funding because it is not a "low-income"

neighborhood. It also proved difficult to raise money privately for the plan. Therefore, the expenses of the Plan creation were capped at the \$10,000 made available by the Municipality of Anchorage.

No members of the South Addition Executive Committee were compensated financially for work on the Neighborhood Plan (nor are they compensated for their service on the Executive Committee). It is an all-volunteer board. The only individuals who received financial compensation are those listed below.

A breakdown of expenses to date is below. The remaining funds have been earmarked for public distribution and printing of the plan.

Plan Writing (Nikki Navio)	\$ 5,715
Graphic Design (Catherine Sullivan Designs)	\$ 120
Facilitation (Professional Growth Systems)	\$ 2,500
Total	\$ 8,335
Remainder	\$ 1,665

What is the process for providing comments on the Draft Plan?

The South Addition Executive Committee hired a professional facilitator (John Gregoire of Professional Growth Systems) to guide a formal meeting to discuss the South Addition Neighborhood Plan on October 26th, via Zoom. This meeting was advertised throughout the neighborhood for more than a month: via Nextdoor, via the community council email list, and via a postcard that was mailed to every address in the community council boundaries (a list that is kept by the Federation of Community Councils and was not shared with the Executive Committee). The Draft Plan was made available online (with the link included in all of the above communications) three weeks in advance so residents had ample opportunity to read the plan and come to the meeting with their comments.

More than 40 residents came to the Zoom meeting, and comments were provided at that time.

Comments could also be submitted via email to southadditionplan@gmail.com. The original deadline for comments was November 30th, but was extended to December 15th. The extension of the comment deadline was communicated via email through the community council master list.

The South Addition Neighborhood Plan **is not** the South Addition Community Council. Though it is a project and a document that significantly impacts the neighborhood, the community council meets monthly to discuss numerous such issues that impact the community. The regular community council meetings have been used as opportunities for the Executive Committee to provide updates on the **plan process**. However, the Plan itself is an item for discussion at meetings specifically dedicated to that topic. Residents are always welcome to make comments, on any topic, during open community comments at the monthly council meetings. These comments are limited to three minutes.

As the South Addition Neighborhood Plan is a very large and complex project, discussion of the document itself has been given its own meetings, to avoid community council meetings being consumed by a single topic.

What will happen to comments that are submitted?

All comments will be considered by the Draft Plan Review Board beginning in January. The list of meeting dates is below, and **the Executive Committee is actively looking for volunteers to help with this process**. Comments will either be adopted into the plan, or, if not, a reason for their non-adoption will be provided.

All submitted comments will receive a response from the Draft Plan Review Board. This group will meet monthly, on the first Thursday of the month, starting in January, via Zoom. Participants must be willing to commit to reading all comments, attending all meetings, and participating in discussion. These meetings will be recorded, and anyone from the public may attend. Meeting dates are as follows:

Thursday, January 7th, 2021, 6-8pm

Thursday, February 4th, 2021, 6-8pm

Thursday, March 4th, 2021, 6-8pm

When will the Draft Plan become final?

Once all comments have been reviewed and assessed for inclusion / reference in the Plan, the draft will be submitted to the Anchorage Planning Department. From there, any edits will be sent back to the Draft Review Board. The Planning Department's approval will be required to then submit the plan to the Assembly for final approval. We anticipate this happening in late spring or early summer 2021.

What are the next steps with the Draft Plan?

All comments will be reviewed via the process described above, and the draft will be submitted to the Planning Department and then the Anchorage Assembly. The Plan suggests the creation of overlay districts within South Addition that identify the unique characteristics of sub-districts, e.g. Bootlegger's Cove, Westchester, Fire Island, Third Addition and the Chester Bluffs. There may be some areas even within these sub-districts that have been identified that require more specific attention on issues regarding zoning, new development, and transportation.

Therefore, groups representing the specific sub-districts will be needed to create overlay district plans for these areas. These groups can begin meeting as soon as they wish. Overlay district plans can be submitted once the Neighborhood Plan has been approved by the Anchorage Assembly.

Those wanting to participate in overlay districts are strongly encouraged! Please reach out to southadditionplan@gmail.com to register your interest.

How can I get involved?

Email us! Let us know that you'd like to be part of the comments review process or the overlay district planning. We hope to encourage as much engagement as possible on the future of the neighborhood.