

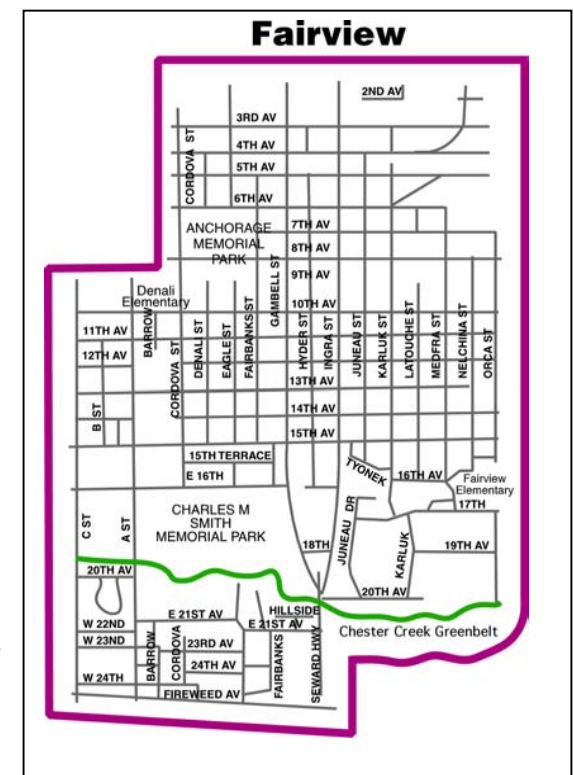
FAIRVIEW NEIGHBORHOOD PLAN FOUNDATION

INTRODUCTION

In concert with the Municipality of Anchorage and Anchorage Neighborhood Housing Services Inc. (ANHS), the Fairview Community Council has begun work on a framework document to reflect a shared vision for revitalizing the Fairview community and make Fairview a neighborhood of choice. The Fairview Neighborhood Plan will build on neighborhood planning efforts undertaken through ANHS in 1994, as well as the Municipality's Anchorage Bowl Comprehensive Development Plan, ANCHORAGE 2020.

The information contained in this document lays the foundation for the Fairview Neighborhood Plan. It includes:

- Historical information about the Fairview neighborhood
- A description of the process used in conducting neighborhood planning workshops
- A summary of the results of the East Fairview Planning Workshop
- A summary of the results of the West Fairview Planning Workshop
- A summary of the results of the North Fairview Planning Workshop
- A summary of the results of the South Fairview Planning Workshop
- A summary of the Town Meeting culminating the work of the four neighborhood quadrant workshops
- Residential and business survey results
- An overview of findings by David Boehlke, a national expert on neighborhood revitalization
- Conclusions
- Action Steps



HISTORICAL INFORMATION

1946-1960

JC Morris, who owned an insurance business and speculated in real estate development, subdivided the neighborhood of Fairview in 1946. At the time, Gambell Street and East 13th Avenue were the only through streets.

Early settlement occurred in the 1950s as homeowners bought parcels of land and built homes. Homes built during this period were primarily of log construction. Several of these homes remain, particularly: the Syren home located at 1302 Karluk, the home located at 9th Avenue and Nelchina built by Dr. Colberg, the Paul Reese home located on the bluff at 16th Avenue and Karluk, and a home located at the northwest corner of 13th Avenue and Ingra.

The early settlers of Fairview supported a number of small businesses, many of which were co-located in the area of 13th Avenue and Gambell. These ranged from corner grocery stores to sheet metal shops. The mural on the wall at the Fairview Recreation Center depicts a small diner located at the northwest corner of 13th Avenue and Hyder Street.

Early residents governed themselves through the Fairview Public Utility District. They rejected several attempts to merge Fairview with the city; however, the state legislature mandated the merger in 1960.

1960-1980

Demand for housing was strong during the 1960s. In response to this demand, a series of duplexes were constructed on Medfra Street between 12th Avenue and 13th Avenue. Single-family construction also continued during this time period. The Bishop of the Catholic Archdiocese constructed a home at 1552 Orca Street in 1964.

The East Chester Flats area below the bluff was developed with mixed uses, including industrial storage (aircraft parts from WWII), after-hours clubs and bars, and marginal housing with poor quality water and outhouses. Urban renewal of the East Chester Flats area in the mid-1960s resulted in the relocation of many residents to the area above the bluff.



The Carrs Store at 14th and Gambell in 1953

At about the same time, the city adopted zoning codes and conducted areawide zonings. Fairview was zoned R-3 and R-4, which allows medium to high-density housing. The discovery of oil on the North Slope led to an influx of population and the market responded with the construction of many of the multi-family units so prevalent in the Fairview area today.

Fairview's first town meeting was held in the fall of 1976. Mayor George Sullivan and Red Boucher attended the day-long event where participants developed a comprehensive plan that laid the groundwork for many positive changes.

1980-2000

The 1980s and 1990s were challenging times for Fairview. The boom that prompted much of the development in the neighborhood in the 1970s ended when the oil economy plummeted in 1986. Many homes and apartments were neglected and there was an increase in renters and absentee landlords. Drug activity and prostitution infested the neighborhood and many local residents were afraid to be outside their homes. To address these challenges, a committed group of neighborhood residents worked together to identify the problems and find ways to solve them.

One of the early successes was the destruction of the condemned *S and S Apartments*: a 206-unit complex that residents lobbied the city to have removed. Residents then convinced officials to turn the area into a park rather than rebuild apartments on the site. Fairview Lions Park is still enjoyed by the community.

To combat the crime occurring in the neighborhood, Fairview residents started the Fairview Community Patrol. The community patrol became the eyes and ears of the neighborhood and provided police with information about illegal activities. A police sub-station placed at the Carrs at Gambell and 13th, the Anchorage Police Department's community policing efforts, and a crime hotline also significantly lowered crime in the neighborhood.

Cut-through and speeding traffic, as well as drug buyers, found the neighborhood easy to access due to the grid pattern of the streets. The Safe Streets Program was initiated by residents to lower the traffic speed, eliminate cut-through vehicles, and make it harder for people to easily buy drugs. As part of this project, Fairview residents worked with the Municipality of Anchorage and Dowl Engineers to put in traffic diverters, pedestrian friendly intersections, and landscaping. This project successfully addressed the concerns of the neighborhood and was followed by other street improvement projects. When the State of Alaska Department of Transportation planned to upgrade Ingra and Gambell Streets, community residents worked with them to include pedestrian safety as a part

of the improvements. As a result, brightly colored barricades, fences and other street enhancements were included in the project.

A big accomplishment in the 1990s was the rebuilding of Fairview Elementary School. First envisioned during the 1976 Town Meeting, a new school opened in the fall of 1998. This new school is the pride of the community and is the focus of many community events.

Perhaps one of the most visible developments during this period was the redevelopment of 15th Avenue. The original plans for the redevelopment simply called for widening the thoroughfare using federal funds. Concerned residents felt this would simply increase their traffic and speeding problems. The Municipality of Anchorage assisted the community by taking over the funding of the redevelopment of 15th east of Juneau Street. Fairview residents actively took part in the planning of the project. The city acquired land on both sides of the road and relocated residents to add turn lanes, a median, landscaping, a bike trail, a walkway, and several small parks. Besides moving traffic more efficiently and improving pedestrian safety, the redeveloped road has made dramatic visual improvement to the neighborhood.

Throughout this time, residents continued to take back parks from drug dealers, prostitutes, and inebriates, and target absentee and neglectful property owners and problem landlords. The collective efforts of Fairview residents and the success of the projects that have occurred in Fairview have helped revitalize the community. There has been an increase in home ownership and investment in the neighborhood. Once considered one of the most dangerous neighborhoods in Anchorage, Fairview is now seen as a neighborhood on the upswing.



Fairview Elementary School

NEIGHBORHOOD PLANNING

With the adoption of ANCHORAGE 2020 in February 2001, the citizens of Anchorage agreed on a blueprint to guide development in the Anchorage Bowl over the next 20 years. As citizens embark on reshaping the community to fit

their aesthetic, social, and economic vision, each neighborhood will contribute a plan for its development that addresses the goals and objectives of ANCHORAGE 2020.

ANHS had worked with the neighborhood in 1994 organizing a planning workshop attended by 96 individuals, including residents, business owners, municipal employees, government officials, mayoral candidates, bankers, and educators. This initial planning effort served as a catalyst for many changes that have occurred in Fairview in recent years. These changes include:

ANHS also rehabilitated a multi-family housing development in Fairview and offered interior and exterior rehabilitation loans to Fairview residents to improve their properties. Despite these successes, there was no single planning document to guide redevelopment of the Fairview community.



The Fairview Neighborhood Planning Committee

The Fairview Community Council established a Neighborhood Planning Committee in March 2001 and requested that Anchorage Neighborhood Housing Services, Inc. (ANHS) work with them to develop the Fairview Neighborhood Plan. The success of this effort was based on citizen involvement. The Fairview Community Council Neighborhood Planning Committee, a small core of neighborhood residents, developed a process for engaging the citizens of Fairview. The Committee's weekly and then bi-weekly meetings were open to the public and advertised in the Council's newsletter, which is sent to Fairview residents.

The first major planning event, a town meeting, was held on May 19, 2001. The meeting was facilitated by ANHS and culminated a three-day visit to Anchorage by David Boehlke, a nationally known consultant who specializes in effective strategies to return older neighborhood to healthy condition. Mr. Boehlke accompanied residents,

ANHS staff, and municipal staff on a walk through Fairview. After an on-the-ground assessment of the physical conditions of the neighborhood and workshops with residents, Mr. Boehlke offered a discussion of the Fairview neighborhood that applies the perspective of an outside observer. His approach is to focus on homeownership to

stabilize the neighborhood and to treat the neighborhood holistically. His findings with regard to Fairview are found later in this document.

Assessing the Neighborhood: Neighborhood Quadrants

Streets and topographic features divide Fairview into four areas: East, West, North, and South. Each of these quadrants has some distinct development characteristics and, therefore, each will require a distinct approach to revitalization.

East Fairview

Boundaries: West: Gambell Street
East: Merrill Field
North: 8th Avenue
South: the bluff

Characteristics: This area is generally perceived as the Fairview neighborhood. It has the longest history of resident participation. Although this portion of Fairview has experienced the greatest impact of poorly planned growth, it has also seen the greatest improvement over the past few years.



This portion of Fairview is developed on a grid street pattern with small, attractive, original homes, as well as some newly constructed infill homes. There are several multi-family developments as well. This area also contains public facilities including the community center, the elementary school, and a neighborhood park.

East Fairview has seen the greatest amount of redevelopment in recent years with the installation of innovative traffic calming devices that has discouraged through traffic, dampened criminal activity, and brought renewed pride to its homeowners.

Colorful Fairview Traffic Diverters

West Fairview

Boundaries: West: C Street
East: Gambell Street
North: 9th Avenue
South: the bluff

Characteristics: This area is characterized by higher quality multi-family and single-family housing. There are also a number of poor quality single-family houses and several multi-family developments that would benefit from improvement in their operation. This area contains some poorly maintained mobile homes.

North Fairview

Boundaries: West: Cordova Street
East: Orca Street
North: 2nd Avenue
South: 8th Avenue

Characteristics: This area is located between downtown Anchorage, East Fairview, and industrial development near, or associated with, the Alaska Railroad. The rezoning of this area to B-3 for business development has resulted in many of the older homes falling into disrepair. A small residential pocket remains to the north of 3rd Avenue from Eagle Street to Cordova Street.

South Fairview

Boundaries: West: C Street
East: Sitka Park
North: 15th Avenue
South: Chester Creek/Fireweed Lane

Characteristics: This area has three distinct development sub-areas. One segment lies east of the New Seward Highway and was the subject of urban renewal in the 1960s. The second segment lies south of Chester Creek and north of Fireweed Lane and it is oriented toward Midtown. The third segment lies south of the bluff and north of the sports complexes.

Revitalization Opportunities

Each quadrant of Fairview's will require a different path to revitalization. Any effort to use one strategy will be inefficient and costly and it will be difficult to achieve a solid working consensus among residents. This situation

presents an opportunity, however, to utilize a variety of strategies to address the unique needs of each quadrant, as well as singular strategies to address issues common to each.

NEIGHBORHOOD WORKSHOPS

The following are brief summaries of prioritized concerns identified by residents during four sub-area workshops.

EAST FAIRVIEW PLANNING WORKSHOP

Date: August 29, 2001
Location: Fairview Recreation Center

- 1. Community Health and Safety.** Concerns exist regarding the number of individuals who appear to be involved in drug dealing and prostitution at key locations in the neighborhood. There is also concern with the threat of violence associated with these activities.

Concern was expressed about the number of inebriates who frequent this area and the effect they have on the quality of the neighborhood. These individuals typically exhibit obnoxious behavior and impulsive, possibly destructive, actions. Residents would like to see more police involvement to control unwanted activities and restore a sense of personal safety.

- 2. Zoning and Code Enforcement.** Residents identified zoning, both the category and the lack of enforcement, as their second priority. It was felt that the low-density, single-family character of the East Fairview area should be preserved. Duplexes were considered acceptable and residents did not support additional development above triplexes.

Illegal auto repair operations were cited as unwelcome activities in a residential neighborhood. There is a need to better control disruptive activities during evening hours. Dog owners should be more responsible about cleaning up after their pets. Residents felt the Fairview neighborhood should receive more attention from the city code enforcement division. This may require finding additional funding for a code enforcement officer.

- 3. Property Maintenance and Beautification.** There was a real concern about the number of derelict buildings and unkempt yards. Residents want to see a more attractive, well-maintained neighborhood. They felt that absent and uninterested landlords and property owners were problematic and run-down properties need to be rehabilitated. Residents liked the new landscaping associated with the street redesign, but more volunteers are

needed to maintain the improvements. Junk cars, overflowing dumpsters and unsightly alleys were raised as issues.

- 4. Public Transportation and Neighborhood Design.** Residents supported better maintenance of sidewalks and streets, particularly more effective snow removal. The lack of retail shopping choices within the neighborhood, especially around the 13th and Gambell area, was noted. Residents also expressed concern about the increasing volume of traffic along the Gambell/Ingra Corridor and its negative impact on the neighborhood.
- 5. Noise.** Airplane noise from Merrill Field, particularly during take-offs, was raised as an issue. In addition, residents observed that pilots were not staying within designated flight corridors. Low-flying aircraft, some at excessive engine rpm, were a source of complaint. Noise generated by neighbors after 10:00 p.m. was also an issue.

WEST FAIRVIEW PLANNING WORKSHOP

Date: September 12, 2001
Location: Denali Elementary School

- 1. Public Inebriates.** The presence of intoxicated individuals was identified as a concern. Residents felt that their neighborhood experienced a high number of public inebriates and their discomforting behavior, such as drinking in public, illegal camping, trash, and loud arguments.
- 2. Zoning.** Residents had the perception that there were too many institutional land uses in the area and that inadequate public notice was given of development initiatives.
- 3. Social Safety.** Residents felt the perception of public safety should be improved by means such as improved street lighting. Restoring community policing and its more personal approach was also supported. Residents would like to see additional measures implemented to address the distribution of drugs and other criminal behavior.
- 4. Economic Development.** Residents supported means to encourage the upgrade of local businesses, especially the Carr's store at 13th and Gambell. Residents supported mixed-use development with commercial on the ground floor and office and/or residential above. Incentives could be developed to encourage the private sector to expand their investments in the neighborhood.

5. Neighborhood Beautification. Residents expressed a desire for more beautification efforts to improve the visual appeal of the area and enhance the quality of life for themselves and their families. In particular, they supported cleaning up empty lots that are littered with trash and junk.

6. Traffic/Pedestrian Safety. Residents were concerned about the impact of traffic on the neighborhood. They felt that speeds were too fast and volumes were too high. Support was expressed for sidewalk improvement, such as installing streetscape enhancements. Maintenance of basic services was emphasized.

*Fairview residents say
an **Ideal Neighborhood** is:*

- *Neighborly*
- *Safe*
- *Planned*
- *Active civically*
- *Pedestrian Friendly*
- *Close to fire & police services*
- *Beautiful*
- *Respectful*
- *Peaceful*
- *Quiet*
- *Accessible*

*And an
Ideal Neighborhood has:*

- *Retail services*
- *Green spaces and trees*

7. Property Owner Accountability. Residents supported improved zoning and enforcement of current code regulations. Note was made of the lack of participation by property owners who have a vested interest to protect. Better upkeep of buildings and alleyways and more responsible property management were identified as important issues.

8. Schools. Some residents felt strongly that Denali Elementary School must be re-built as soon as possible and that the Anchorage School District should strengthen accountability for school scores.

NORTH FAIRVIEW PLANNING WORKSHOP

Date: September 5, 2001

Location: John Thomas Building

1. Public Safety. There was strong support for strengthening residents' sense of feeling safe within the area. There was a perception that illegal activities were too frequent.

2. Neighborhood Reinvestment. Residents expressed a desire to see businesses become better connected to the neighborhood. Residents felt there should be support and encouragement for the redevelopment of buildings with retail and/or office at the ground floor and residential use above.

3. Traffic. Concern was expressed about the need to enhance the pedestrian experience within the area. There was a feeling that too much emphasis was

being placed on moving vehicles through the area (i.e., how will the Glenn Highway road expansion project affect this area?) without considering the needs of local residents.

4. Community Pride. Residents felt that the physical appearance of the neighborhood needs improvement.

5. Social Support. Concern was expressed about the size of the area's transient population. Local residents have witnessed conflict between the homeless and/or public inebriate and tourists. It was suggested that attention by policy makers would help raise the public's general awareness and produce a balanced solution.

SOUTH FAIRVIEW PLANNING WORKSHOP

Date: September 19, 2001

Location: Anchorage Senior Center

The South Fairview area has three distinct neighborhoods that are defined by major road corridors and the Chester Creek Greenbelt.

Southeast Fairview

The neighborhood formally known as East Chester Flats is now substantially developed with moderate density apartments and public housing, low-density homes, and a major public facility – the Anchorage Senior Center.

Fireweed Lane

The neighborhood that lies between Fireweed Lane and Chester Creek Greenbelt has a distinctive character.

Southwest Fairview

This neighborhood is composed primarily of low- and moderate-density apartments with a few single-family homes. The sports facilities south of East 16th Avenue, including the baseball fields and Mulcahy Stadium, dominate the area.

1. Public Safety. Residents felt that the presence of inebriates was a significant issue and that their behaviors created a strong sense of discomfort. There was also a perception of excessive drug dealing. Residents were concerned about the large amount of traffic generated by rental units, especially at night, and that traffic traveling at excessive speeds created a hazardous situation with unsupervised kids playing in the streets. Sidewalks were also mentioned as a safety issue, especially during the winter months when there is inadequate snow removal.

2. **Quality of Life.** Residents wanted better planned housing and neighborhood development. They also supported improved zoning and code enforcement along with the elimination of unkempt properties.
3. **Public Transportation.** Residents wanted more frequent and convenient bus transit and better snow removal from sidewalks so that residents can safely get to and from the bus stops.
4. **Responsible Property Owners.** Residents would like to see property owners take more pride in the appearance of their homes and rental units. They would also like property owners to be more involved in their community.

TOWN MEETING

Date: October 20, 2001
Location: Fairview Elementary School

The results of neighborhood quadrant workshops were compiled to produce a set of goals and a set of action agendas for the neighborhood.

After presentations by the Mayor and the Planning Department, the participants broke into five groups. They sought common themes among the results of the sub-area planning workshops and then completed two templates setting out goals and actions.

MORNING WORK SESSIONS

During morning sessions residents merged the results of the four sub-area planning workshops. Each group selected a shared cluster topic, defined their goal(s), identified underlying obstacles to achieving goal(s), and proposed ways to overcome those obstacles.



Residents Participate in the
October 20, 2001 Town Meeting

Neighborhood Appearance: Five of the eleven completed templates dealt with improving the appearance of the neighborhood. Residents focused on three basic approaches. The first would rely upon neighbors becoming more personally involved by taking more pride in the neighborhood. This would translate into well-maintained properties

and more attractive streets. The second would require the Municipality to elevate enforcement of current zoning laws. The third would change Title 21, land use regulations, to integrate neighborhood-specific design standards.

Public Safety: Four of the eleven templates concerned improving public safety. Residents concentrated on solutions that would create a community where residents felt safe walking to neighborhood stores and community facilities. One solution was to eliminate drug-related activity, such as street corner drug dealing and drug houses, through the restoration of community policing. Another solution was to improve the pedestrian environment by reducing traffic speeds, improving street lighting, and improving snow removal.

Support: The last two templates dealt with safety net support. Residents want to effectively address the public inebriate issue, improve family development, and ensure that less fortunate neighbors are adequately cared for and given an opportunity to better themselves.

AFTERNOON WORK SESSIONS

During afternoon sessions residents identified an action item, clarified what it would require, and detailed how the action would be accomplished.

Zoning: Five of eleven completed templates dealt with zoning issues. Residents felt that many of the issues that concern them can be addressed through either zoning classification, zoning standards or zoning enforcement. Residents identified several concrete steps, including educating themselves and their neighbors about how zoning works and how it can be used to create the type of Fairview they desire. They also looked to themselves to assume additional responsibility for dealing with zoning issues.

**Great cities are simply
collections of great
neighborhoods.**

Walt Parker

Public Safety: Three of the eleven completed templates focused on improving public safety. Residents supported a return to community-based policing and additional resident involvement in the community patrol. They also felt that the neighborhood would be safer if residents became better organized through such things as a public safety phone tree and neighborhood social events.

Public Inebriates: Two of the templates addressed the issue of public inebriates. Residents felt that programs like Homeward Bound should be expanded, mental health court supported, Community Service Patrol increased to 24-hour service with more vans, and that hours for bar/liquor store hours in the neighborhood should be shortened.

Business Development/Redevelopment: One template focused on business development/redevelopment. Residents wanted additional committee work to occur on the area surrounding the neighborhood center located at 13th Avenue and Gambell Street.

RESIDENT AND BUSINESS SURVEYS

The survey was distributed to 4,397 households and 184 were returned for a 4.2% response rate. The surveys show that many residents are concerned about the large number of sub-standard commercial and residential structures. Residents are also concerned with crime, unsafe traffic, and the safety of pedestrians.

The business survey was distributed to 357 business owners with Alaska Business Licenses within the Fairview Community Council area and 11 were returned for a 3% response rate. The responses showed that the most important issues to these business owners were customer safety, convenient access, and the appearance of properties. Most respondents felt that additional consumers could be attracted to Fairview businesses by continuing to upgrade the neighborhood. Creating a cleaner and more attractive physical environment, when combined with the area's great location, would give additional businesses a reason to locate in the commercial corridor.

Almost all the respondents supported the concept of a pedestrian mall along Hyder Street. It is believed these businesses could be oriented to serve people attending the sports complexes along 16th Avenue.

AN OVERVIEW OF FINDINGS BY DAVID BOEHLKE

David Boehlke is a nationally known consultant in developing effective strategies to return older neighborhoods, such as Fairview, to a healthy condition. Mr. Boehlke visited Anchorage at the invitation of Anchorage Neighborhood Housing Services, Inc. (ANHS) to initiate a planning effort in the neighborhood of Fairview, as well as Government Hill and Mountain View.

In his report to ANHS, Mr. Boehlke notes that Anchorage has expanded to its natural boundaries and must turn to effective redevelopment of older neighborhoods to address future growth. In order to be successful in their redevelopment, these neighborhoods must create an environment where there is pride of tenancy or ownership, that is good to raise children, and that provides a chance to build equity. To understand what direction must be taken to achieve these goals, Mr. Boehlke assessed existing conditions and made several recommendations in his report. Much of the foregoing descriptions of Fairview sub-areas are contained in Mr. Boehlke's report, although he

felt there were three sub-areas, rather than the four quadrants outlined in this document. Below are his recommendations regarding Fairview.

RECOMMENDATIONS

Because Fairview is tied to both Downtown and Midtown, its redevelopment must be thought of in that context. Because of the diversity of the neighborhood, a single approach to redevelopment would be difficult to achieve and to implement. Therefore, different approaches will be required for the redevelopment of each sub-area. Each approach should be delineated in separate planning document.

West Fairview

- Focus on upscaling rental properties and developing new quality rental
- Develop higher density ownership options, such as condominiums and townhouses

Corridor Community

- Provide traditional "health and safety" housing services
- Offer low interest loans to lower income homeowners
- Provide special assistance to committed landlords
- Develop mixed commercial/residential uses
- Address traffic issues along the corridor

East Fairview

- Reposition the neighborhood as a first-choice option for working and middle-income homeowners by building better quality infill single-family houses
- Apply non-traditional thinking to the upgrade, or even re-use, of small multi-unit rental properties
- Simultaneous programs to assist and offer incentives to households above 80% of median income to buy and upgrade older houses
- Encourage public investment in the park, alleyways, and entry streets
- Develop a program to buy, rehabilitate, and re-sell houses and design a marketing strategy focusing on this neighborhood as a first-choice option
- Shift from identifying deficiencies to positively characterizing the neighborhood and developing self-help standard-setting projects

CONCLUSIONS

Fairview residents have created a Foundation for a Fairview Neighborhood Plan that reflects the diversity of their neighborhood. They envision the Plan as a practical guide to creating a neighborhood that is competitive in terms of attracting residents and business investment.

There is a growing sense that the area is becoming a desirable place to live, to do business, and to raise a family. Residents are confident that Fairview is destined to be one of Anchorage's choice neighborhoods.

The following conclusions were made from this Foundation work:

- Limited revitalization resources must be used to help property owners build equity in residential properties.
- Residents and owners must be engaged or offered incentives to modify behaviors and choices that result in building equity and creating an attractive living environment.
- Revitalization should move outward from healthy residential areas within the neighborhood.
- Revitalization efforts should be concentrated on residential, rather than commercial, areas.
- Incentives should be offered to address the most blatant concerns. Examples include:
 - Use of CDBG dollars to remove abandoned vehicles
 - Low or zero interest loans to repair roofs
 - Low or zero interest loans to replace fences in disrepair
 - Low or zero interest loans for interior and exterior rehab projects
 - Deferment of building permit fees for upgrades of \$5,000 or less
 - A variety of housing types, densities, and choices should be available within the various quadrants of the Fairview neighborhood.

This initial work lays the foundation for the Fairview Neighborhood Plan. Residents of Fairview look forward to the next step in developing a realistic strategy to revitalize one of Anchorage's oldest neighborhoods.

ACTION STEPS

Working with each other and the Municipality of Anchorage and with organizations like Anchorage Neighborhood Housing Services, Inc. and Cook Inlet Housing Authority, Fairview residents have many of the tools they need to

reach their neighborhood vision. Listed below are a series of action steps that were developed during the October 20, 2001 Town Meeting.

Public Safety and Improved Quality of Life in Fairview

- Develop a phone tree to have multiple residents report problem property owners, traffic enforcement, and snow removal.
- Organize block parties, potlucks, and increased interaction between neighbors so people can meet and get to know one another.
- Send letters to problem landlords encouraging them to address the problems with their property.
- Initiate a public information campaign to gather volunteers to be block watchers and community patrol volunteers.
- Distribute semi-annual area-wide mailing of the Fairview Community Council newsletter with the phone numbers of agencies to call to solve a problem. Also include the numbers of the Fairview Community Council members.

Increase the Number of Fairview Community Patrol Volunteers

- Request Carrs put flyers into their customers' grocery bags. These flyers will explain the Fairview Community Patrol and the need for more volunteers.
- Place banners on the local corners advertising the need for volunteers.

Reinstatement of Community Policing

- Request the Fairview Community Council approach the Anchorage Police Department to re-activate Community Policing in the Fairview neighborhood.
- Write letters to the newspaper individually and from the Fairview Community Council to request the re-instatement of community policing.

Long Term Public Inebriate Strategies

- Propose a Fairview Volunteer Coordinator committee be created to solicit public inebriates and others to do volunteer projects.
- Provide the community with a presentation of the Mental Health Court.

Public Inebriates

- Invite the Community Service Patrol to do a presentation to the community.

- Have the Fairview Community Council write a resolution that supports 24-hour service by the Community Service Patrol.
- Attend the Municipality of Anchorage Assembly's budget meetings to encourage them to increase the hours of the Community Service Patrol.
- Have the Fairview Community Council write a resolution that requests the liquor store and bar hours be shortened.

Encourage Business Development and Re-Development

- Use the Fairview Community Council to create a business development and re-development task force to coordinate businesses around 13th and Gambell to look into improving the neighborhood center through business community workshops and meetings.
- Encourage the Carrs on 13th and Gambell to put the liquor store entrance inside the store.

Zoning Enforcement & Property Management

- Educate and encourage residents to file complaints of zoning violations with the Municipal Office of Zoning Enforcement.
- Establish a Property Management Committee through the Fairview Community Council. This committee will notify property owners when their property is not in compliance.
- Establish an Owner of the Month award for beautification.
- Educate landlords about the landlord/tenant act. Notify new owners of multi-family properties about Fairview's rules/zoning ordinances.

Density

- With the Fairview Community Council, find out what the Municipality of Anchorage's official definition of *density* is. Find out what is considered low, moderate, and high unit numbers per acre.

Overflowing Garbage Dumpsters

- Become educated on what the garbage ordinances and regulations are. Ask the Municipality of Anchorage Zoning Department to enforce current ordinances.
- Divide the problem dumpsters up and have 2-3 people take responsibility for overseeing a small area. Ask them to watch, record, and take pictures of the problems.
- Keep the Municipality of Anchorage up-to-date on the problems and successes.
- Encourage property owners to lock dumpsters so they can only be used by tenants. Paint the dumpsters to improve their appearance.

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*History, although sometimes
made up of the few acts of
the great, is more often
shaped by the many acts of
the small.*

Mark Youst, Wall Street Journal

***A special thanks to all the Fairview residents who
shared their ideas as part of this planning process.***