

Goals and Objectives Chart: Development/New Housing (February 8, 2017)

Goal: Guide development in South Addition to maintain and enhance the character of the neighborhood.

Objective 1: Develop specific design standards and guidance for new construction in South Addition.		
<p>Opportunities (that SA already has)</p> <ul style="list-style-type: none"> • Engaged and involved neighborhood, stable and dedicated residents • Older homes ripe for redevelopment • Mixed topography allows for 2 story construction in some areas to appear as 1 story from the street. • Alleys allow for cars and garbage/utilities to be accessed from the alley. This allows for a walkable and attractive street front to be enjoyed by neighbors and visitors. • Larger lots allow for a variety of developments 	<p>Challenges (that SA doesn't have)</p> <ul style="list-style-type: none"> • Controlled, paced development in SA may be in opposition to municipal goals to more dramatically increase density in SA. • Parking: how to accommodate all parking needs of existing and future residents and visitors while building Anchorage to be less dependent on automobile travel. • Many older homes are ripe for redevelopment – yet they contribute to the unique, historic character of SA, and some residents feel redevelopment damages the neighborhood character • Alleys – How to maintain and promote car and garbage/utility access via the alley. Most vehicle access in SA is via the alley. Non alley vehicle access should use design standards that minimize the garage and promote pedestrian safety. • Sidewalks – How to maintain the walkability, safety and charm of existing sidewalks and streetscapes. (SA assets) • Several SA lots are large enough to support large scale redevelopment. Many neighbors are concerned that replacing small, older homes with large developments harm the character of the neighborhood 	<p>Resources</p>

Objective 2: Achieve higher density in parts of South Addition while maintaining the unique, desirable characteristics of the neighborhood as a whole.

Opportunities	Challenges	Resources
<ul style="list-style-type: none"> • Engaged and involved residents, stable and dedicated • Can develop a plan to provide a variety of development types and zoning standards within South Addition. • Form based design opportunities and/or overlay districts– Municipal staff is knowledgeable in this area • Typically smaller Mother in Law apartments – increase density and may provide more affordable housing for many people. • High demand in SA and multiple units can allow us to implement creative development and form based design standards • Large lots can allow for carefully planned development that is compatible with neighborhood character • Bootleggers Cove (the Elderberry triangle north of 9th and west of L) is densely inhabited and has the potential for even more density considering the R3 zoning in the area. • East of the downtown core is noticeably underdeveloped. Encourage greatly increased density in this area which is physically closer to many amenities than South Addition, to spread out the impacts of increased height and density in our 	<ul style="list-style-type: none"> • Most SA residents aren't familiar with the current zoning, or the scale of development that zoning allows. • Planning and Zoning Commission encourages density and development with too little regard for SA's neighborhood values. • Municipal planning and policy goals may not align with SA residents' goals • Mayor's planning and policy goals may not align with SA residents' goals • Some developers can be more interested in their bottom line more than maintaining the existing neighborhood character that draws their clients to live in SA. • Some homeowners could be motivated to redevelop their property instead of preserving SA's character. • Large Mother in Law units are being built over garages, and that can create massive bulk and heights over otherwise quiet and charming alleys. • It is costly to find housing in SA • It is costly to build housing in Anchorage • Redevelopment of large lots under current zoning standards is challenging South Addition's small scale character. • 	

<p>residential neighborhood. This area could also benefit from a town square type green space, and easy access to groceries and other stores.</p>		
<p>Objective 3 Preserve high quality of life by implementing Northern Design Standards and protecting access to sunlight</p>		
<p>Opportunities</p> <ul style="list-style-type: none"> • It is critical to protect access to sun rights for daily sunshine, gardening, solar panels, children’s play areas and improved mental health. • Residents who enjoy their access to daylight now have a vested interest to protect it • Muni planning staff have expertise in northern design standards • Research is available that supports the need to protect sun rights • Appropriate setbacks (including upper story setbacks) can help new larger buildings fit into a neighborhood • We have high quality multi-family developments as examples to learn from. • Current zoning limits homeowner’s/developer’s ability to reduce height in exchange for lot coverage. Sun rights might be protected by allowing (or requiring under certain circumstances) a tradeoff between lot coverage and height in the SA district. 	<p>Challenges</p> <ul style="list-style-type: none"> • The city-wide need to increase the housing stock could put pressure on local government to compromise design standards and sunlight protection in order to increase the number of housing units. • Anchorage provides no sunlight protection for the Park Strip, and development on the south side threatens sunlight on the park strip • Some Anchorage developers are on record dismissing the importance of sunlight penetration. 	<p>Resources</p>
<p>Objective 4: Educate South Addition residents to the current and proposed zoning of the neighborhood</p>		

<p>Opportunities</p> <ul style="list-style-type: none"> • Zoning information is readily available from municipal sources. Maps in particular can be effective education tools. • New development in the neighborhood has created interest in some residents to increase their knowledge of zoning and possible development in SA. • The development of a neighborhood plan will involve many residents, and increase neighbor’s knowledge of zoning and new development potential. 	<p>Challenges</p> <ul style="list-style-type: none"> • Most residents aren’t knowledgeable about the existing zoning in SA or the proposed zoning changes in Anchorage 2040. • Some homeowners may be dismayed to learn that most of SA is zoned for a much higher density than current use suggests. This could cause neighborhood conflict when new development or re-development occurs. • Not all residents will desire the same level of density in their neighborhood. (What is a welcome development to one neighbor might be an eyesore to another.) • Some residents may want zoning to reflect a lower or higher density than currently zoning allows. 	<p>Resources</p> <ul style="list-style-type: none"> • MofA – current zoning maps • MofA – Title 21 • MofA – Anchorage 2040 proposed draft
<p>Objective 5: Promote responsible development to the density allowed by existing zoning.</p>		
<p>Opportunities</p> <ul style="list-style-type: none"> • Much of SA is built to a much lower density than it is currently zoned. • Careful design standards can reduce the impact of higher density development in lower density areas • SA is a desirable and low-risk neighborhood for developers. • Overlay districts allow for greater neighborhood control over future development. 	<p>Challenges</p> <ul style="list-style-type: none"> • Neighbors may not agree on design standards • Neighbors may not agree on the level of density they desire for their neighborhood • City-wide housing goals may suggest a greater density in SA than some residents will welcome. • Developers may be frustrated by residents’ desire to impact what development may take place in SA.’ 	<p>Resources</p> <ul style="list-style-type: none"> • Form based design • Northern Design Standards
<p>Objective 6 Work to promote a positive working relationship with developers working in SA</p>		
<p>Opportunities</p> <ul style="list-style-type: none"> • A positive working relationship could reduce conflict between residents and developers and speed up redevelopment opportunities. • Neighbors who have a good relationship with developers could work with municipals agencies to streamline the development process for those 	<p>Challenges</p> <ul style="list-style-type: none"> • Some residents may have a distrust for developers. • It is time consuming to develop relationships. • All parties have to be committed to the relationship in order for it to work. There are many residents in SA with different opinions about development. It might be difficult to get all residents near a proposed development to agree. 	<p>Resources</p>

<p>developments welcomed by the neighborhood.</p> <ul style="list-style-type: none"> • Developing a positive working relationship before a project begins can reduce anxiety for residents and reduce costs and project delays incurred by a developer who meets with neighborhood opposition. 	<ul style="list-style-type: none"> • Developers have cost considerations that residents may not understand. Those costs may discourage developers from meeting the design standards set by residents. 	
<p>Objective 7: Encourage the development of small (studio or 1 bedroom) scale, affordable housing to meet the needs of young professionals.</p>		
<p>Opportunities</p> <ul style="list-style-type: none"> • Anchorage needs more “affordable” housing and smaller units might provide that housing. • Young professionals would like to live in SA near employment downtown and recreational amenities. • Studios and one bedrooms meet the needs of young professionals. • Smaller scale units (studios or 1 bedrooms smaller than 800 sqft) could allow for more units to fit in a smaller scale building that could blend in with existing character. • Form based design could help these types of developments fit in with existing neighborhood character. • SA could offer developers incentives to develop this type of housing. 	<p>Challenges</p> <ul style="list-style-type: none"> • Residents/developers might not agree on what square footage meets the “small scale” housing definition. • Residents/developers might not agree on what constitutes “affordable” housing. • The cost of building in Anchorage may make smaller units expensive to purchase or rent. • Development of higher end townhomes and condominiums might be more attractive to developers than smaller scale, affordable housing. • Accommodating parking on-site for additional units. 	<p>Resources</p>