

Meeting Minutes
Roger's Park Community Council
General Meeting via Zoom
November 8, 2021

I. Call to Order: Peter Mjos called meeting to order at 6:47pm and gave a brief overview of decorum rules.

II. Welcome Message: Given by Ms. Linda Chase who expressed gratitude for the participation of the Roger's Park community

III. Establish Quorum: Established by Ric Wilson.

IV. Approval of Agenda: Linda Chase motion to approve, Steve Lindbeck second, Agenda approved.

V. Approval of October 11 Minutes: Name correction given by David McCargo, Ric Wilson motion to approve, Linda Chase second, Minutes Approved with amendment.

VI. Treasurer's Report: Ric Wilson \$604.47 in the account, no changes to finances

VII. FCC Report: Jim Wright, Please see attached report

VIII. Committee Reports (five minutes):

a. *36th and Seward:* Please see attached statement from Steve Noble
DOWL - Next open house pushed off until Spring, project still not added to statewide improvement list.

b. *Beautification:* Zack Zaletel - No Report

c. *ADU:* Dan Rosenberg - Please see attached statement.

- Lindsey Hajduk, employee of Neighborhood Works Alaska, spoke about connecting with residents on how they can help shape housing policy, specifically ADUs. She can be reached at lhajduk@nwalaska.org

d. *Crime and Safety (and homelessness):* Micheal Savitt - Requested that someone else take over as chair of Crime and Safety Committee. Linda Chase and Gretchen Cuddy will search for a new chair.

e. *CIP:* Bob Butera and Heather Ireland - Committee will be meeting again soon.

IX. Representative reports (five minutes):

Legislative Reports:

a. *Senate District I* - Senator Elvi Gray-Jackson, please see attached report.
4th Special Session has ended, main item was supplemental PFD

- Member Mike Bowman asked about sound barrier project on Northern Lights. The south side of Northern Lights between Rogers Park Elementary and Drake Drive is the last part to be completed. Mr. Bowman is looking to obtain funding to complete the project. The legislature is involved,

Assembly Member Zaletel is involved, and he is looking for support from RPCC. He would like to see the project added to the Capital Improvement List.

b. *House District 18* - Rep. Harriet Drummond - A ton of money will be coming into Alaska thanks to new infrastructure bill and it's important to keep Capital Projects list up to date to be ready for that purpose. Rep. Drummond is just back from a conference in Florida where she learned about a variety of topics including looking forward to the ability to vote remotely, self driving cars, the affect of the pandemic of women in the workforce and looking to have the state distribute funds for childcare and state broadband needs.

c. *House District 17* - Rep. Andy Josephson - Special sessions have ended. Constitutional amendments require super majority to pass change and the legislative body is far from having that majority. Major fiscal reforms are disadvantaged as long as oil prices remain high. He is putting forth a law that will help keep children safe from teachers who have committed specific crimes. Campaign limits have increased to \$1500 for individual contributions.

Assembly reports (five minutes):

a. *Seat F* - Meg Zaletel - Acknowledged all Veterans and Veteran's Day. Second hearing on the budget will be tomorrow. Highlights are the alcohol tax reduction in contribution to early childcare education and the change in moving mobil crisis team and funding. The facilitation agreement around homelessness passed unanimously and now they will get to work on implementation. The homelessness coordinator will move into the health department for 2022, so Mr. Morris may not be replaced.

b. *Seat G* - Felix Rivera - Report on budget: SRO and Pools in the schools are part of the budget. School district will meet with Assembly on November 19th at 10:30am in person at the school district building. Two ordinances are before the assembly tomorrow: 1. Mayoral appointments ordinance which tightens mayoral appointments to be voted on within 60 days instead of 6 months. 2. Management of spaces used for municipal events ordinance which identifies who has authority to manage the space, the assembly or the Mayor's administration? This ordinance clarifies that when the assembly is using the assembly chambers for assembly meetings, the assembly chair has management. Redistricting committee is trying to equal proportion the districts. New districts will most likely will be approved for the 2023 April Election cycle.

Guest CC President (five minutes):

a. University Area CC president's report - Paul Stang - not present

ASD report:

a. Carl Jacobs - Superintendent Bishop is stepping down and the board will be looking for replacements. The board is looking forward to working with the assembly. ASD is expanding same day testing in the district and vaccine clinics at ASD. ASD hot topics page is being updated. 11/16 at 6pm is the next board meeting.

APD report:

a. Officer Rita Gittlein - not present

JBER report:

a. Joy Boston - Please see attached update.

There is a new JBER History app, download wherever you get apps or link to the Historian's page from the JBER Connect.

Mayor's Report:

a. Portia Erickson, Mayor's office - November 1 the Administration is rolling out a property tax exemption for disabled vets. The Mayor is encouraging people to get out and shop local. Early treatment centers are available. There is an upcoming drive for winter clothing items for Sullivan Arena.

X. Medical epidemiologist guest speakers: Epidemiology, virology, and current COVID-19 status - Dr. Matthew Hirschfeld and Dr. Mishelle Nace - Please see attached powerpoint presentation.

XI. Presentation of Resolution: Please see attached Resolution.

Mark Foster read the resolution aloud and moved the resolution for the consideration of the council. Marilyn Pillifant second. Open discussion was held. President Mjos called for a vote.

Final tally: 20 votes in favor, 4 votes against, 3 abstentions.

The resolution passed.

XII. New Business: Proposal for membership inclusivity, Ms. Irene Bortnick. Tabled for next month.

XIII. Announcements: Next RPCC meeting December 13th, 2021 at 6:45pm.

XIV. Adjournment: Scott McMurren motion to adjourn, Marilyn Pillifant second. Meeting adjourned at 9:38pm.

FCC MEETING of October 20, 2021
Report by RPCC Representative Jim Wright

The meeting was called to order by Matt Cruikshank, FCC Vice-Chair. The FCC still has no minutes of its September meeting, although the Agenda, circulated just hours before the meeting, lists the draft minutes as an attachment. No such attachment was provided.

FCC zoom meetings are recorded. **The Manager's Report**, issued just a few hours before the FCC meeting, indicated that any such recordings are discarded by FCC after one week. Cathy Gleason (Turnagain) objected that this was a unilateral decision, made without prior notice to community councils and without consulting them. Mark Butler (FCC manager) explained that retention of these recordings is expensive, involving thousands of dollars, so he decided to discard them. He said each council can download them if it wished, but did not explain how that might be done. Al Milspaugh (University) advises that he downloads each meeting to his council's Facebook account, and that we can contact him for help in this regard.

FCC Treasurer Kevin Fimon indicated that the FCC budget is where it normally is at this time of year, with ~\$51,000 in assets and ~\$11,000 under budget, due to the summer break. Payroll restarts in the autumn and annual insurance premiums come due then, so this will even out before year end.

Note: As of this writing, we have still not been provided with requested insurance information and/or a review of insurance policies that might cover RPCC. We know that any such coverage is limited, if available, but we do not know the limitations or options to expand coverage.

Al Milspaugh is the chair of the FCC Outreach Committee. He has been in communication with the deaf community to encourage their participation in the community council system.

Recognition was given to Kyle Stevens, former FCC chair. His employer, Enterprise Rental Cars, awards grants to nonprofits. FCC has received \$1,000 per year for the last two years.

There were no reports regarding FCC Training, AMATs update, or Homelessness issues, as these representatives were either absent or the positions were unfilled.

There was no report from the Mayor's office. Portia Noble, Director of Community Engagement, was absent.

Suzanne LaFrance presented the **Assembly report**. She advised of progress, by the legislative drafting group (the Facilitation Group), toward the best alternative facilities to deal with homelessness over the winter as well as for the long-term. This is reflected in AR 2021-350, a proposal put together by the Mayor's representative as well as the Assembly. A copy is attached.

The Assembly is also addressing reapportionment. A Reapportionment Committee (Peterson, Constant, Quinn-Davidson, and Kennedy) are tasked with determining if there is misapportionment, to address mapping the system and to provide for public input. An independent contractor is expected to assist. The contract price is ~\$75,000.

There was no report from the Anchorage School District. Margo Bellamy was expected, but was absent.

There was no report from the Governor's office. Kim Koval was expected, but was absent.

There was to be a discussion by the Homelessness Task Force, to discuss the proposed plan. The anticipated speaker was absent.

MOA Planning Projects Update: Title 21 Zoning Ordinance Amendments and Downtown Plan. This presentation was brief, and heavily reliant on handouts, which are attached. Note that the handout pertaining to "Our Downtown: Anchorage Downtown District Plan 2021" appears to be missing a second page, which was not provided at the FCC meeting.

Tom Davis, Senior Planner at Municipal Planning, led his team of speakers. He directed attention to the 2040 Plan, available on the Municipality website. The first planned amendment pertains to the R-2 Project, allowing for a 2½ story limit on new construction, but allowing 3 stories under certain conditions.

The second planned amendment pertains to parking and site access requirements for new construction.

The third planned amendment pertains to R-4A zones, allowing for mixed use. This would apply to areas already built up, and is said to have no real impact on neighborhoods.

The fourth planned amendment pertains to the Downtown District plan. Information missing on the handout addressed Chapter 7 regarding Transportation (roads, bikes and trails), and Chapter 8, Action Items. A Planning & Zoning hearing is scheduled to occur on December 6, to include public comments.

There was no Old Business and no New Business. The zoom connection failed at the beginning of “Council Sharing”, which is a roundtable discussion of what each community council is currently focused on.

**Board of Delegates
Federation of Community Councils, Inc.
Business Meeting Agenda
Wednesday, October 20, 2021, 6-8 p.m.
On-line meeting using the ZOOM program**

A. Call to Order and Establish Quorum: Matt Cruickshank, FCC Vice-Chair

B. Approval of Agenda

C. Approval of Previous Meeting Minutes

D. Standing Committee Reports:

1. **FCC Chair** – Matt Cruickshank, FCC Vice-Chair
2. **FCC Treasurer** – Kevin Fimon
3. **FCC Outreach** – Al Milspaugh
4. **FCC Training** – Matt Burkholder
5. **Community Councils Center Manager** – Mark Butler
6. **FCC AMATS Committee Representative** – Bob French
7. **FCC Homelessness Committee Representative** –

E. Government Updates (5 minutes each):

1. **Mayor's Office** – Portia Noble, Director of Community Engagement
2. **Anchorage Assembly** – Suzanne France, Chair
3. **Anchorage School Board** – Margo Bellamy, President
4. **Alaska Governor's Office** – Kim Kovol

G. Presentations:

1. **Homelessness Taskforce – (Invited)**

Discussion of the proposed plan.

2. **MOA Planning Projects Update: Title 21 Zoning Ordinance Amendments**

and Downtown Plan – Tom Davis, Senior Planner, Municipal Planning

Department and Planners Elizabeth Appleby, Daniel

McKenna-Foster, Kristine Bunnell

H. Old Business:

1.

I. New Business:

1.

J. Council Sharing (brief points)

K. Comments by the Public (3 min. each, time permitting)

L. Adjourn

Attachments:

September 2021 DRAFT FCC Meeting Minutes

October 2021 FCC Manager's Report

October 2021 FCC Financial Report

Federation of Community Councils
Manager's Report
October 20, 2021

Recording of Zoom Council Meetings

If you decide to record your community council meeting, you need to tell the attendees that it is being recorded. We are only going to keep recordings of council meetings for one week, so download them soon after your meeting. After a week, we will be erasing the recordings in order to reduce our storage costs (they are BIG computer files!)

Leave Schedules

Mark is planning to go out of town on Thursday October 21st and Friday October 22nd. Jean will be in the office each of these days.

Check Your Mail Before Your Meetings

Before your meetings, be sure to call the Center to check if you have any mail in the Councils Mailbox.


Thanks!

Mark Butler

Manager

Community Councils Center

CL/TEXT 240-3868



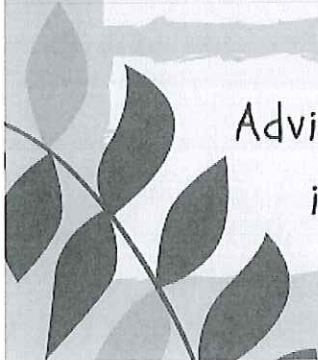
What does a Community Council Do?

Recommend compliance with and changes to the Comprehensive Plan

Respond to local government proposals

Review notices concerning liquor licenses, performance venues, land use permits, disposal of municipal lands and other issues submitted to the Council

Propose action regarding enforcement of existing laws, ordinances and pursuit of rights under existing laws or ordinances and any matter of policy regulation



Advise the Assembly of annual capital improvement project priorities



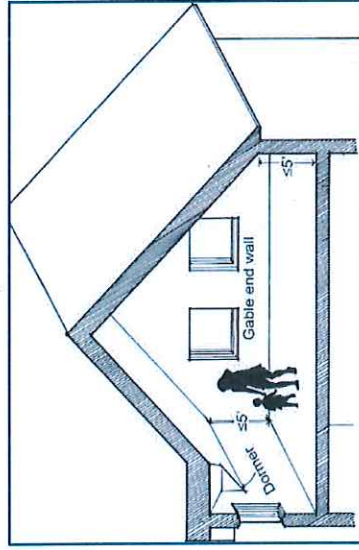
R-2 Zones Height and Bulk Amendment to Title 21

Summary: Amends the 2½-story height limit for residences in the R-2A, R-2D, and R-2M zoning districts.

- Allows 3-story buildings as exceptions to the 2½-story height limit on certain sites.
- Requires 3-story buildings on exempted sites to provide transitions in height and bulk.
- Adjusts multifamily building side setbacks and rooftop stairwell and parapet height.

Objective: Resolve constraints to new housing while addressing neighborhood compatibility.

Title 21: Half Story



2½ stories



3 stories



Rooftop Parapets, Stairwells





R-2 Zones Height and Bulk Amendment: PZC Case 2021-0111

Draft Documents for Public Review:

Cover memo: Request for public comment.

Attachment 1: Project Description and Background.

Attachment 2: Draft Assembly Ordinance.

Attachment 3: Draft Zoning Code Amendment Language (Annotated).

- 2021 Public Hearing Draft re-works a previous draft that underwent public review in 2019.
- Released on September 3 with public info meetings and consultations in Sept and Oct.
- Scheduled for Planning and Zoning Commission public hearing on November 1.

Project Info:

Contact Tom Davis at 343-7916 or tom.davis@anchorageak.gov

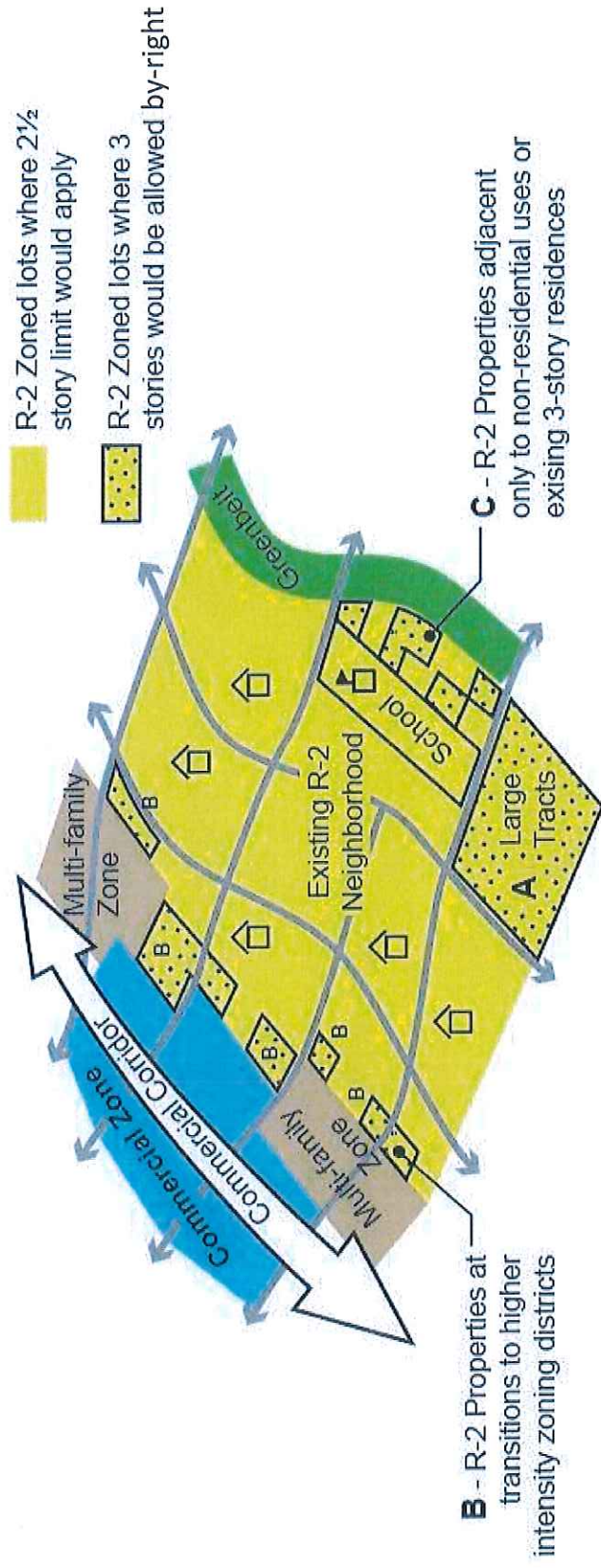
Visit the Project Web Page at:

<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Compatible.aspx>

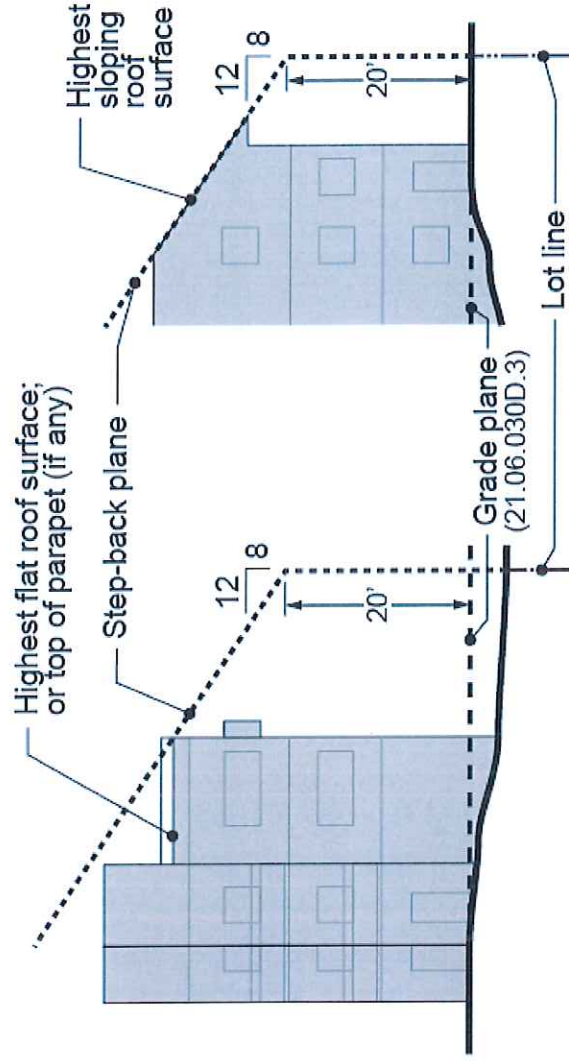
Summary of Draft R-2 Amendment

3-Story Residences as Exceptions:

- Retains 2 ½ story height limit for most lots.
- Allows 3-story buildings by-right, as exceptions in strategic and peripheral locations:
 - A. Large development sites ½ acre or more in size.
 - B. Transitional sites located adjacent to commercial or multifamily districts.
 - C. Sites adjacent only to non-residential uses or 3-story residential uses.
- Enables approval of 3-stories on other lots shown in yellow below, via Administrative Site Plan Review entitlement procedure.

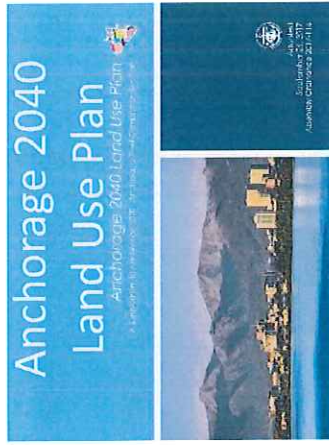


- A. Step-Back in Height:** 3-story buildings to be stepped back in form, or set back further in footprint, or have rooftops sloped away from neighboring residential lots.
- B. Maximum Sidewall Length:** Limit the length of the 3-story building mass extending along side lot lines facing adjacent residences.





Parking and Site Access Title 21 Text Amendment



Action 4-3: Allow more parking reductions by-right in key areas.

Action 4-6: Reform internal site circulation (driveway) standards.

Improved urban design with increased multi-modal access within targeted areas of the Anchorage Bowl

Monetary savings on parking spaces will bring down costs

Efficient use of land and decreased costs will facilitate response to housing demands





Parking and Site Access Title 21 Text Amendment

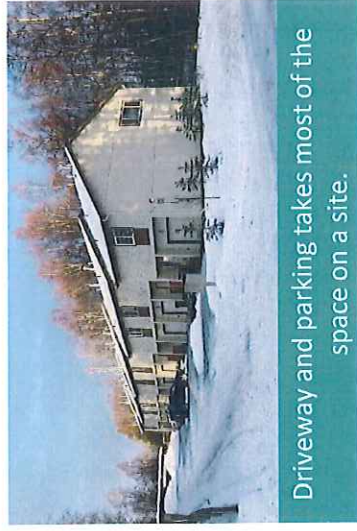


Apartment with too many required spaces.

- Replaces five existing area-specific parking reductions with a lower minimum parking requirement for traditional urban neighborhoods near Downtown and along transit-supportive development corridors.



Good site access for pedestrians.



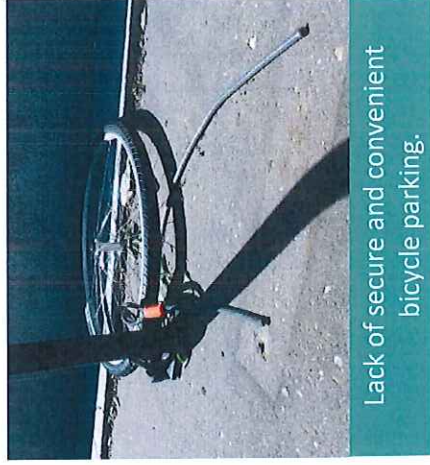
Driveway and parking takes most of the space on a site.

- Some parking reductions proposed to become “non-discretionary” up to a certain percent, providing more certainty in considering different site designs.



Tailors regulations for areas with an urban street grid.

- Amends requirements for driveways in traditional urban contexts to be more true to neighborhood character.



Lack of secure and convenient bicycle parking.

- Encourages improved site access for pedestrians, bicyclists, ride-share, and transit riders.

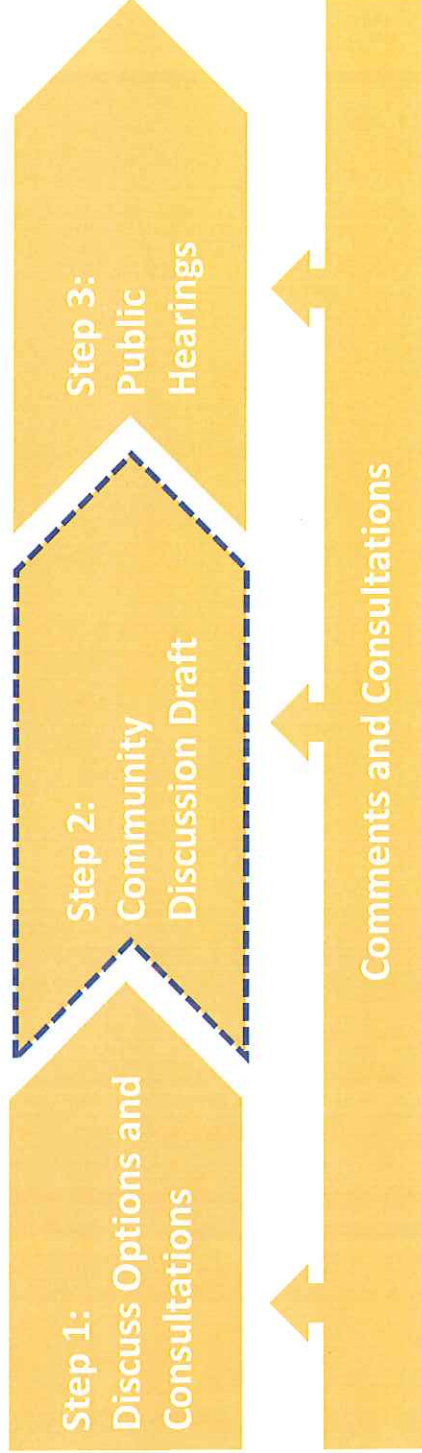


Secure bike storage for residents and commuters.



Parking and Site Access Title 21 Text Amendment

Project Schedule



Step	Public Involvement
1. Spring/Summer 2021 Pre-consultations	Pre-Consultations with public, agencies, and subject experts. Discussion of different options for code amendments.
2. Winter 2021 Community Discussion Draft	<i>Community Discussion Draft Review</i> code changes available for public review in October 2021.
3. Winter/Spring 2022 PZC-Recommended Draft Anchorage Assembly Final	<i>Public Hearing Draft</i> and public hearing before the Planning & Zoning Commission for a recommendation. <i>Final Draft</i> to Anchorage Assembly for a public hearing on adoption of the amendments.

LEARN MORE: www.muni.org/Planning/2040actions.aspx

CONTACT: Elizabeth Appleby, 343-7925
Tom Davis, 343-7916
Anchorage2040@muni.org

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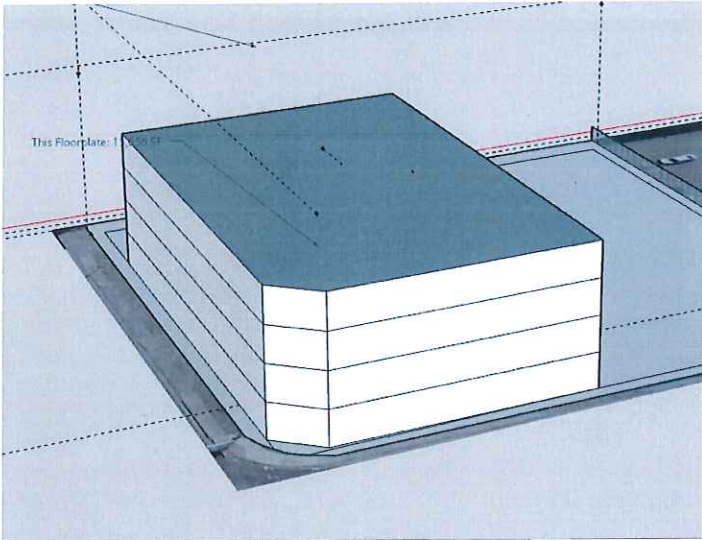
R-4A Zone Mixed-Use Text Amendment

A Title 21 zoning code change for Anchorage's R-4A mixed-use zoning district

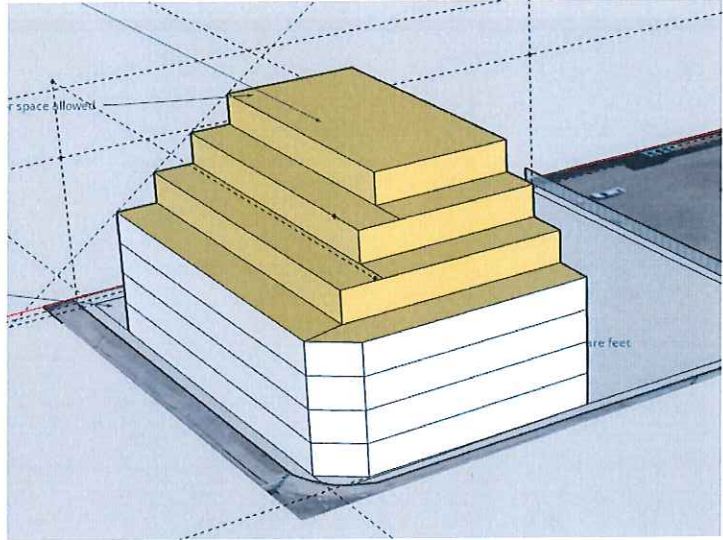
Why is this important?

Anchorage's residential mixed-used district with the highest capacity for new housing

The R-4A zoning district integrates high-density residential development with on-site commercial uses in a mixed-use neighborhood setting. **This project will make the R-4A district easier to use and interpret while achieving the goals of the Anchorage 2040 Land Use Plan.**



Example R-4A Buildout without FAR/height bonuses



Example R-4A Buildout step back and other bonuses

Project Overview

This project will make the R-4A zoning district more flexible and effective by:

- Consolidating and simplifying the R-4A development standards.
- Allowing a higher proportion of by-right commercial uses in mixed-use developments without extra reviews.
- Allowing a wider range of commercial uses that contribute to the urban mixed-use residential context.
- Supplementing the minimum housing density requirement with incentives to allow for more needed housing.
- Enabling more flexibility in phasing between commercial and residential uses.
- Varying design standards by primary and secondary frontages, with more flexible standards on secondary frontages.
- Simplifying the process for increasing building heights while reducing potential for shadowing.

Step 1

Discussion Draft Released for Public Comment

Step 2

Public Hearing Draft Submitted to Planning & Zoning Commission

Step 3

Planning & Zoning Commission Draft to Assembly for Approval

CONTACT:

Daniel McKenna-Foster, 343-7918
Tom Davis, 343-7916

Anchorage2040@muni.org

LEARN MORE:

www.muni.org/Planning/2040actions.aspx



Summary of Major Changes in R-4A

Existing Code

Proposed  = Relaxed  = More Stringent

Required Residential Housing Units

10 dwelling units per net acre.


20 dwelling units per net acre


Residential vs. Non-Residential Floor Area for the Development Site

Up to 10% of gross floor area may be non-residential by-right.


• 10% to ≤ 20% non-residential gross floor area requires major site plan review.

• 20% to ≤ 49% non-residential gross floor area requires a conditional use permit.

 Up to **35%** of gross floor area may be non-residential by-right.

 **> 35% to ≤ 50%** of gross floor area may be non-residential: By-right with 35 dwelling units per acre on the development site; or


Through a conditional use permit or small area implementation plan.

 **> 50%** of gross floor area may be non-residential with a small area implementation plan and when two additional dwelling units per acre (above 20) are provided for each percentage increase of non-residential gross floor area.

 Wider range of commercial use types allowed, 1.5 FAR by right.


Phasing of Residential & Non-Residential Uses


All residential floor area must be provided prior to non-residential construction.

 Although some amount of residential is required for each phase, more non-residential uses may be constructed prior to residential uses when a detailed phasing plan is provided through a development agreement or small area implementation plan.

Building Height Increases

75 feet allowed by-right, with a maximum of 90 feet when six conditions are met.

 60 ft. allowed by-right, max. of 90 ft. when conditions are met. Step-back required above 65 ft.

 Simplifies conditions for increasing height to 90 ft.

District-Specific Design Standards

Min. Front Setback: 10'

Within 100 ft. of most street frontages and walkways:


Non-residential uses: At least 50% of length and 25% of area of ground-level walls require visual access windows.

Residential uses: At least 25 percent of the length and 12 percent of the area of ground floor walls require windows.

All uses: Blank walls must be < 30 ft. in length.

Max setback: 20 feet for 50% of the building.

 Min. Front Setback: 5'

 Secondary Frontage:

-Max. setback 50 ft.

-Non-residential ground floor requires 25% visual access window area.

-All other floors require 20% window area.

-Blank wall must be less than **50 ft.** in length.

 Primary Frontage:

-Max. setback 30 ft.

-Non-residential ground floor requires 50% visual access window area.

-All other floors require 20% window area.

-Blank wall must be less than 30 ft. in length.




 Clarifies and simplifies standards, making them easier to apply.

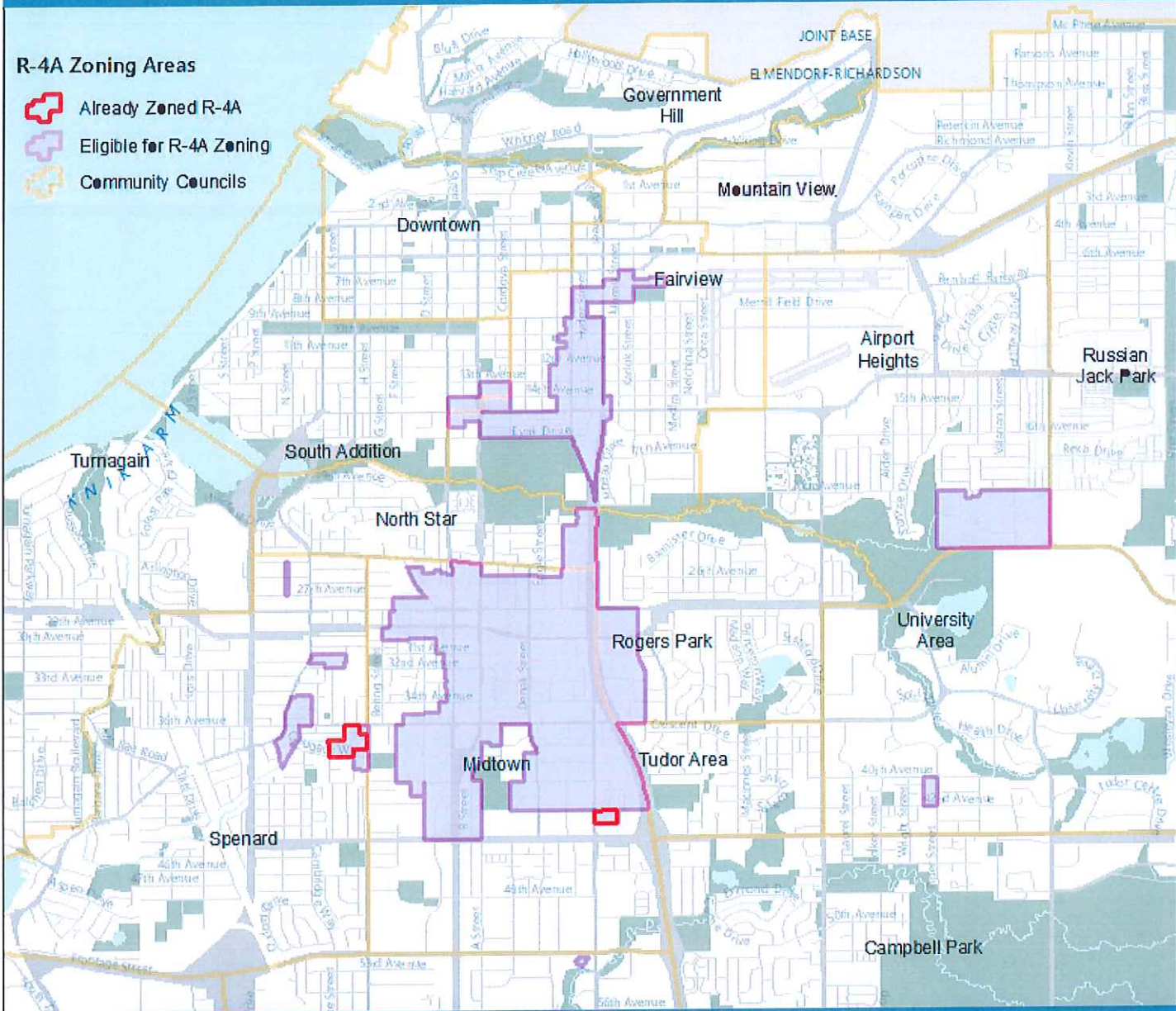


Areas Eligible for R-4A Zoning

Action 3-1: R-4A Zone Mixed-Use Text Amendment

R-4A Zoning Areas

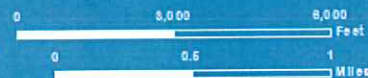
-  Already Zoned R-4A
-  Eligible for R-4A Zoning
-  Community Councils



Areas Eligible for the R-4A Zoning District Designation

The map above shows all areas which are zoned R-4A or have been designated by the Anchorage 2040 Land Use Plan Map (2040 LUPM) or other plans as eligible for the R-4A zoning district.

These areas include those with a future land use designation of "Urban Residential- High", "City Center" (outside of downtown and especially where the "Residential Mixed Use Development" growth-supporting feature is present) and areas identified with a "Residential Mixed Use Development" growth-supporting feature. Part of Fairview's "Main Street Corridor" land use designation is identified for R-4A per the Fairview Neighborhood Plan.





R-4A Zone Mixed-Use Text Amendment

A Title 21 zoning code change for Anchorage's R-4A mixed-use zoning district

Examples of Types of R-4A-Style Developments



FAQ

Is this a new zone?

No, this project is a modification to an existing zone.

Are all buildings in this zone required to have commercial uses?

No. The R-4A district is primarily a residential district, so residential uses are allowed on their own either by building, parcel, or over the entire development site.

Does this zoning district only allow for vertical mixed-use development?

No, the zone also allows horizontal mixed-use development.

The proposed amendments mention bonuses for non-residential floor area (FAR) obtained through either and Conditional Use Permits and Small Area Implementation Plan (SAIP). What's the difference?

SAIPs and Conditional Use permits follow similar processes and thus could require similar amounts of time. However, the SAIP procedure provides for more overall flexibility and is able to address a wider range of the various aspects of development requirements beyond uses.

CONTACT:

Daniel McKenna-Foster, 343-7918
Tom Davis, 343-7916
Anchorage2040@muni.org

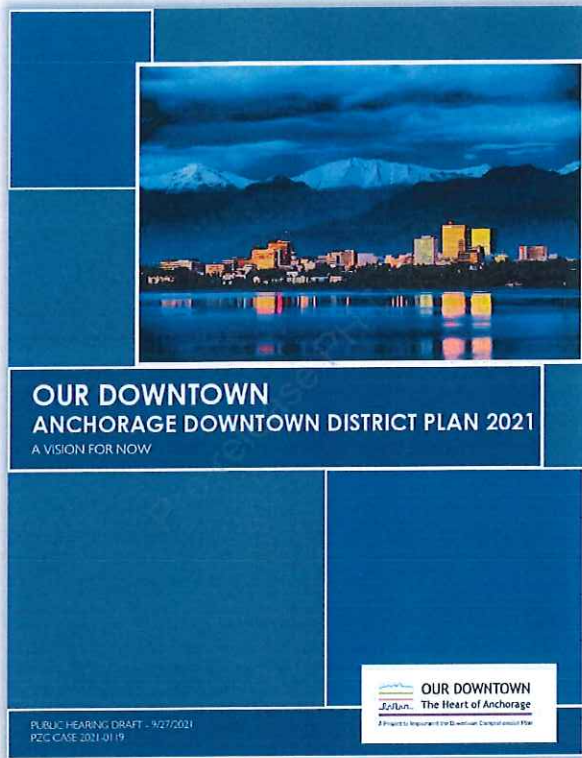
LEARN MORE:

www.muni.org/Planning/2040actions.aspx



OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021



The Municipality is pleased to announce the release of the public hearing draft of the 2021 Our Downtown Anchorage Downtown District Plan. This draft is the result of:

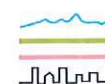
- Over 1200 comments from 300+ people taking the on-line survey
- One-on-one interviews with developers
- Public outreach at a 2019 First Friday event
- 5 meetings of two subcommittees formed, produced white papers and recommendations

WHAT'S NEW, REVISED, & UPDATED:

NEW	❖ Oklahoma City and Smart Growth America strategies – pg. 47
REVISED	<ul style="list-style-type: none"> ❖ Study Area Boundary Map ❖ 2007 Downtown Plan Vision
UPDATED	<ul style="list-style-type: none"> ❖ Economic and Demographic Information ❖ Planning Factors ➔ Development Factors ❖ 2007 Design Guidelines ❖ Some 2007 Implementation Actions
KEPT	<ul style="list-style-type: none"> ❖ 2007 Overarching Goals ❖ Some of the 2007 Plan Content



Planning Department
MUNICIPALITY OF ANCHORAGE



OUR DOWNTOWN
The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

OUR DOWNTOWN

ANCHORAGE DOWNTOWN DISTRICT PLAN 2021

WHAT'S NEW & UPDATED BY CHAPTER:

<p>Chapter 3</p>	<p>NEW</p> <ul style="list-style-type: none"> ❖ Revitalization Strategies ❖ Revitalization Strategy Map ❖ Revitalization Policy & Actions 	<p>The MOA will direct limited resources to the Focused Development Areas, Cultural Districts and Opportunity Sites...to leverage investments and incentives to revitalize Downtown with housing and businesses to accelerate economic recovery in Anchorage – page 53.</p>
<p>Chapter 4</p>	<p>NEW</p> <ul style="list-style-type: none"> ❖ Land Use & Economic Development Strategies ❖ Land Use Plan Map ❖ Land Use & Economic Development Policies & Actions 	<p>Leverage investments, Provide Incentives, Attract new businesses both government and private, Enhance the pedestrian experience, Increase development intensity, Ensure seismically safe development, Identify and promote the distinct subdistricts – page 56.</p>
<p>Chapter 5</p>	<p>NEW</p> <ul style="list-style-type: none"> ❖ Quality of Life Policies and Actions ❖ Creative Placemaking ❖ Importance of Cultural Districts ❖ Signage and Wayfinding ❖ Tourism and Nomad Worker Attraction 	<p>Market and Brand Downtown, Fund and Construct Wayfinding and Signage, Support ADP's Safety Program, Support Downtown Arts and Cultural Programming, Support Historic and Cultural Activities and Preservation efforts, Fund and maintain parks and open space – page 70.</p>
<p>Chapter 6</p>	<p>UPDATED</p> <ul style="list-style-type: none"> ❖ Urban Design Goals and Design Guidelines ❖ Incorporation of Street Typology ❖ Utility and Subcommittee Recommendations 	<p>Amend Northern City Design Guidelines to incentivize access to solar and views, Update the 1970s bonus point system, Provide a context-sensitive design code, Determine gaps in services to reduce development costs, Ensure the connection between the streets and buildings, Support economic development and Streamlined communication processes – page 83.</p>

<https://www.ourdowntownanchorage.com/>

For questions, comments, or additional information, please contact:

Kristine Bunnell, Long Range Planning Manager

kristine.bunnell@anchorageak.gov (907) 343-7920



Planning Department
MUNICIPALITY OF ANCHORAGE



OUR DOWNTOWN
The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Submitted by: Assembly Member Zaletel,
Assembly Vice-Chair Constant,
and Mayor Bronson
For reading: October 12, 2021

ANCHORAGE, ALASKA
AR No. 2021-350

**A RESOLUTION OF THE ANCHORAGE ASSEMBLY AND MAYOR'S OFFICE IN
SUPPORT OF AN EXIT STRATEGY TO END MASS CARE AND IMPLEMENT AN
INTEGRATED CLIENT AND COMMUNITY CENTERED APPROACH TO
ADDRESSING HOMELESSNESS.**

WHEREAS, in March 2020 the Municipality of Anchorage began providing mass care in response to the COVID-19 pandemic and mass care locations have included the Sullivan Arena and various hotels around the Municipality; and

WHEREAS, mass care is now comprised of approximately 750 beds of shelter through congregate and non-congregate locations while many established shelters still operate at reduced capacity due to the effects of COVID-19 on their operations; and

WHEREAS, the Anchorage Assembly and Mayor Bronson agreed to enter a facilitated process, funded by philanthropic partners to address the need to end mass care and return the Sullivan Arena back to its regular operations; and

WHEREAS, the facilitation group consisted of three Assembly Members and three members of the Administration ("Facilitation Group"); and

WHEREAS, the facilitated process began on August 4, 2021, and the Facilitation Group met collectively for over 500 hours; and

WHEREAS, the Facilitation Group identified two problem statements: (1) What is the best alternative for mass care of adults experiencing homelessness for the 2021/2022 winter season; and (2) What are the best long-term interventions to address shelter and navigation services gaps in the current continuum of care for adults experiencing homelessness in Anchorage; and

WHEREAS, the Facilitation Group reviewed over 70 sites against the screening criteria - Effectiveness (operational success, client quality of care); Public Impact / Acceptance (buffer zone, security); System Alignment (zoning, long term continuum of care system); Schedule (exit Sullivan Arena timeline) Cost (capital and operating expense, funding) – and narrowed the potential options to 5 locations that appeared to be most quickly available and with the capacity to replace the Sullivan Arena, either as a standalone facility or in combination, for an independent engineering team to assess and review; and

WHEREAS, the engineering team issued a report on the five identified locations - 3330 Denali, 550 Bragaw, 630 E Tudor, Tudor / Elmore (current evidence lot), Tudor / Elmore

1 Development Site – providing rough order of magnitude costs associated with each site
2 as well as potential timelines and required development to begin operations; and
3

4 **WHEREAS**, based on the engineering report, the Facilitation Group concluded (1) there
5 are no immediate replacements for the Sullivan Arena; and (2) all 5 locations could be
6 possible mass care sites based on safety review of existing structures and preliminary
7 site evaluation; but only a newly constructed building or 3330 Denali has the potential
8 size to replace Sullivan capacity with one facility; and
9

10 **WHEREAS**, the Facilitation Group after receiving the engineers' report, believes the best
11 strategic alternative is to pursue a Client Community Focused Approach in public private
12 partnership that utilizes a navigation center point of entry with 'no wrong door' that
13 provides services throughout the continuum of care from navigation to housing with
14 various facility sizes and locations distributed across the community; and
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16 **WHEREAS**, to further evaluate the availability of sites and/or buildings that may meet the
17 identified needs of a Client Community Focused Approach, a Request for Information was
18 released on October 7, 2021 with responses due no later than October 21; and
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20 **WHEREAS**, the Client/Community focused approach also aligns with the community's
21 adopted plan to address homelessness, Anchored Home; Now therefore
22

23 **BE IT RESOLVED**, the Assembly and the Administration:
24

- 25 1. Adopt a Client Community Focused Approach, consistent with Anchored Home,
26 as the policy of the Municipality to address homelessness and the wind down and
27 eventual closure of the mass care.
28
- 29 2. Agree a Client Community Focused Approach includes public private partnership
30 that utilizes a navigation center point of entry system with 'no wrong door' that
31 provides services throughout the continuum of care from navigation to housing
32 with various facility sizes and locations distributed across the community.
33
- 34 3. Find the estimated need to end mass care operations can be accommodated with
35 a combination of the following:
36
 - 37 a. Single Adult facility utilizing a navigation center design;
 - 38 b. Special Population facility utilizing a navigation center design;
 - 39 c. Medical Convalescence facility;
 - 40 d. Substance Misuse Treatment with Housing;
 - 41 e. Workforce and Permanent Supportive Housing units; and
 - 42 f. Surge capacity within the system.
43
- 44 4. Commit to a Public Private Partnership to develop a plan of finance for capital and
45 operations costs.
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1 This resolution is effective upon passage.
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4 PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____,
5 2021.
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8
9
10 _____
Chair

11 ATTEST:
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13
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15 _____
16 Municipal Clerk