

**A RESOLUTION OF THE SOUTH ADDITION COMMUNITY COUNCIL REGARDING ANCHORAGE
MUNICIPAL CODE AMENDMENTS SPECIFIC TO TRIPLEX AND FOURPLEX DIMENSIONAL AND
DESIGN STANDARDS**

WHEREAS, *Anchorage 2020* is the governing comprehensive plan document for the Anchorage bowl;
and

WHEREAS, *Anchorage 2020* provides the following guidance on housing: “Provide a diverse supply of
quality housing that meets the needs and preferences of city residents, for all income levels, in safe and
livable neighborhoods”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* was adopted in 2017 and supplements *Anchorage 2020*
to provide guidance on Anchorage’s growth and land use; and

WHEREAS, Goal 4 of the *Anchorage 2040 Land Use Plan* envisions that “Anchorage’s neighborhoods
provide a range of places to live, meeting the housing needs of residents at all income levels, household
sizes, interests, ages, abilities, and races and ethnicities”; and

WHEREAS, the following Action items are included under Goal 4 of the 2040 Land Use Plan:

Action 4-4 Amend Title 21 to allow compact housing on R-2M or R-3 zoned lots near designated
Centers. May include increased height or allowed units per lot, subject to additional urban design
and neighborhood compatibility standards, such as for building massing and scale, lot coverage,
setbacks, and vehicle access. Determine appropriate measures through a public process
including collaboration with neighborhoods and stakeholders. Implementation Timeframe: 1-3
years

Action 4-19 Adopt a low-density compact housing district that allows a modest increase in density
above the R-2D two-family district, of up to 3 to 4 residential units per structure, while retaining
the prevailing lotting pattern and built scale within existing neighborhoods. Avoid lot aggregation
of whole blocks or **construction of eight-plexes, which is already allowed** (emphasis added)
in the R-2M zone. Implementation Timeframe: 4-6 years; and

WHEREAS, Goal 7 of the *Anchorage 2040 Land Use Plan* envisions that “infill development is compatible
with the valued characteristics of surrounding properties and neighborhoods” and states that “While many
people welcome more diverse housing options, current residents of the neighborhood often see new or
different housing as being incompatible with their neighborhood’s scale, character, and livability. The form
and scale that new developments take—more than its density— is increasingly a primary concern”; and

WHEREAS, if the South Addition Community Council is supportive of and responsive to the *Anchorage
2040 Land Use Plan*, form and scale should be a primary consideration, rather than number of units; and

WHEREAS, the *Anchorage 2040 Land Use Plan* states “The Anchorage Bowl has an identified need for
21,000 new residential units to meet the base case forecast population growth through 2040. For a
comparison, this is roughly the amount of housing existing today in all of Northeast Anchorage including
Russian Jack Park, Northeast, and Scenic Foothills Community Councils. The 21,000 new households
translates into a need for an average net gain of 840 housing units per year in the Anchorage Bowl,
nearly triple the net gain of recent years”; and

WHEREAS, the South Addition Community Council values all of our neighbors as important community
members, whether they are homeowners or renters; and

WHEREAS, an aging housing stock and lack of housing supply contributes to increased rental prices and low vacancy rates, which in turn contributes to housing insecurity; and

WHEREAS, Figure 1-10 of the *Anchorage 2040 Land Use Plan* “reflects an adjustment of single-family housing demand over time toward more compact housing and multifamily types, as single-family lots become more scarce”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* contends that “challenges have intensified as demand grows for more choices of housing types. Millennials, downsizing seniors, and a more diverse population desire smaller homes and compact housing, located in walkable neighborhoods near services, jobs, entertainment, parks and trails, and with less driving and yard maintenance. Anchorage has relatively few walkable neighborhoods that meet this growing need. Because demand overwhelms supply, only a small number of people who would like to live in these kinds of places can afford to do so. With the cost of housing rising in general, more people are finding it harder to afford a house on a standard-sized lot. These challenges affect the quality of life of residents and the ability of businesses to attract and retain qualified workers”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* “recommends allowing and encouraging more ‘compact’ types of housing choices, including small-lot “cottage” homes, accessory dwelling units (ADUs), attached dwellings (duplex/ triplex/townhomes), small multifamily buildings, forms of cohousing or shared courtyard homes, and mixed-use housing in commercial developments. Vacant lots or other spaces for infill vary in size. Large mixed-use and multifamily developments will be important; however, most buildable sites are small. Small infill residential projects are a big part of the housing strategy. Smaller-scale housing can be designed and situated to fit with existing neighborhood character. Smaller or compact housing can contribute to property values and generate income. It also aligns with the capabilities of many builders and property owners. As a result, neighborhoods are enriched with a greater variety of housing opportunities for all generations”; and

WHEREAS, the R-2M Zone is included in two different Land Use Designations on the 2040 Land Use Map: Compact Mixed Residential - Low and Compact Mixed Residential - Medium; and

WHEREAS, the Compact Mixed Residential Low designation provides for a “compatible, diverse range of single-family, attached, and smaller-scale apartment housing choices in the same neighborhood” and the following uses: Single-family detached homes on standard-sized single-family lots; accessory dwelling units; small-lot single-family homes; cottage home courts; attached single-family, two-family, and other kinds of compact housing; townhomes and smaller apartment structures that are consistent with the area’s scale and intensity; and a neighborhood-wide mix of housing types, unit sizes, and household incomes; and

WHEREAS, the Compact Mixed Residential Medium designation provides for “multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood” and “makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers. Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit service” and encourages the following uses: Townhouses, garden apartments, and other forms of low-rise apartments; single-family and two-family residences; Accessory dwelling units; and a neighborhood-wide mix of housing types, unit sizes, and household incomes,

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The South Addition Community Council acknowledges that residential land within our

community council boundary that is zoned R-2M should reflect a neighborhood-wide mix of housing types, unit sizes, and household incomes and should allow for the following uses: single family homes, accessory dwelling units, cottage home courts, two-family homes, townhomes, and low-rise apartment structures, including triplexes and four-plexes.

Section 2. The South Addition Community Council supports the following amendments to AMC Title 21 to reduce the following barriers to thoughtful development of small multifamily (4 units or less), where it is already allowed:

- Minimum Lot size of 6000 square feet (same as single family, duplex) across applicable zones
- Exemption from open space requirements (same as single family, duplex) across applicable zones
- Side setbacks of 5 feet (same as single family and duplex) in R-2M zoning
- Exempting 3/4 plex from Multifamily and Townhome design standards and instead subjecting them to single and two family residential design standards

Section 3. The South Addition Community Council supports retaining the following requirements in Anchorage Municipal Code for small multifamily (4 units or less):

- Landscaping standards found in AMC 21.07.110C.7 to ensure minimum foundation landscaping between parking areas and residences and landscaping breaks between rows of individual driveways along the front entries of multi-unit buildings
- Building heights of 30 feet for principal dwelling structures in R-2M zoning
- Front setbacks of 20 feet and rear setbacks of 10 feet in R-2M zoning

Yes Votes _____ No Votes _____ Abstentions _____

Approved/Rejected this _____ day of December, 2023

John Thurber, President _____