

AIRPORT HEIGHTS COMMUNITY COUNCIL
Resolution 2015-06

A RESOLUTION OF AIRPORT HEIGHTS COMMUNITY COUNCIL (AHCC)
REGARDING TITLE 21 CHANGES

WHEREAS, on March 28, 2012 the AHCC passed a resolution regarding the proposed changes to the provisionally adopted Title 21 (copy attached),

WHEREAS, after many years of review and negotiations with various segments of the public, the “new” Title 21 was subsequently adopted by the Municipal Assembly on February 26, 2013,

WHEREAS, two new ordinances have recently been introduced that make significant changes to the “new” Title 21 (Case No. 2015-0049 and Case No. 2015-0056),

WHEREAS, Case No. 2015-0049 amends the multifamily standards, multifamily open space requirements, and some related standards, which result from a big workshop with the design community, follow up comments from builders, staff experience reviewing projects so far under the new code, and a series of Assembly Title 21 committee meetings in 2014-2015, with the apparent intent to respond to builder/designer problems and concerns, while keeping consistent with the objectives of the code and comprehensive plan,

WHEREAS, Case No. 2015-0049 was heard by the Planning and Zoning Commission (PZC) on May 18 when the public hearing was closed with very little input from the public and the PZC planned to hold a work session and deliberate in June before forwarding it with recommendations to the Municipal Assembly,

WHEREAS, Case No. 2015-0056 was developed **without** the knowledge or any input of the Municipality’s Planning Division but was introduced to the public by two Assembly members on May 12, 2015; this case would eliminate height limits, substantially eliminate bulk restrictions and height limitations in some zones, table the residential design standards for a year pending an evaluation, amend the open space in its own way, among other things, and the Assembly Title 21 Committee plans to hold its own work session before the case has gone through the public process normally required by such cases,

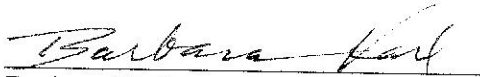
WHEREAS, the proposed provisions appear to be extensive, substantive, and, in some cases, technical and such changes will affect the future quality of life and stability of neighborhoods for several generations to come,

WHEREAS, if the goal is to boost housing construction, although that has not been explained to the public, there should be a comprehensive economic analysis of the factors that affect the rate of multi-family housing construction, and little to no non-subsidized multi-family is being constructed under the “old” Title 21, which has no design standards; the costs of land, materials, labor, required infrastructure improvements, and building code regulations may be far more significant than the design standards,

WHEREAS, it appears that the two cases have conflicting provisions that have not been properly reviewed by the appropriate municipal staff and there has been an egregious lack of public involvement or explanation regarding the proposed revisions to residential design standards and open space under the "new" Title 21,

NOW THEREFORE BE IT RESOLVED, that the Airport Heights Community Council (1) opposes any further action on either Case No. 2015-0049 or Case No. 2015-0056 unless and until the Municipal Planning Division has completely reviewed both cases and presented to the public in a clearly understandable manner the ramifications and impacts of such changes to the "new" Title 21; (2) demands that both cases be required to follow the normally required public process (including adequate time for community councils and the general public to review and address the changes) together with appropriate comparisons of each case's impact on the quality of life in this community; (3) requests that the Planning and Zoning Commission take no further action on Case No. 2015-0049 until the above-requested actions occur; and (4) requests that the Municipal Assembly cease any further action on Case No. 2015-0056 until all of the above-requested actions occur and have been fully vetted by the public by and through the various community councils.

THIS RESOLUTION WAS APPROVED by the Airport Heights Community Council on May 21, 2015 by a vote of: FOR 17, AGAINST 0, ABSTAIN


Barbara Karl
President

AIRPORT HEIGHTS COMMUNITY COUNCIL
RESOLUTION
Proposed Changes to the Provisionally Adopted Title 21

WHEREAS, the Anchorage assembly has already found the new Title 21 to be sufficiently acceptable, having provisionally adopted all but one of the fourteen chapters;

WHEREAS, the comprehensive plan (Anchorage 2020) is required by both municipal charter and state law to serve as the basis for land use regulations and decisions and serve as a guiding list of policy statements, goals, standards, and maps for guiding the physical, social, and economic development of our municipality;

WHEREAS, the rewrite of Title 21 is to ensure that the policies in Title 21 are as consistent as possible with the policies set forth in Anchorage 2020 (see Anchorage 2020 policy nos. 94 and 95)¹;

WHEREAS, after having reviewed the amendments put forth by the mayor, the Airport Heights Community Council makes the following recommendations:

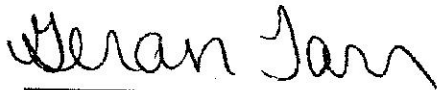
1. The Airport Heights Community Council believes the community council should be the preferred body for public meetings regarding land use cases that require a meeting of the community. Article VIII of the municipal charter states that community councils were established to "...afford citizens an opportunity for maximum community involvement and self-determination."
2. The Airport Heights Community Council supports the provisionally adopted version of the "Site Condo Ordinance." The preservation of this section in its current form ensures that supporting infrastructure is built to support current and potential future developments.
3. The Airport Heights Community Council supports a standard public process regarding any changes to the provisionally adopted code after the effective date.

¹ Policy 94: Conduct a comprehensive revision of Title 21, Land Use Regulations; Policy 95: Title 21, Land Use Regulations shall be enforced to the greatest extent possible based in conjunction with policies stated in Anchorage 2020.

4. The Airport Heights Community Council believes that allowing single family homes in R-3 medium density multifamily districts would make sense in certain areas of the city. It would not make sense to grant the whole city this flexibility given the projected future need/demand for R-3 housing in Anchorage. See Anchorage Housing Marketing Analysis dated March 2012.
5. The Airport Heights Community Council supports the adoption of the provisionally adopted code regarding what can be built land designated I-1. Policy #26 of the comprehensive plan states the following: "Key industrial lands, such as Industrial Reserves designed on the Land Use Policy Map, shall be preserved for industrial purposes."
6. The Airport Heights Community Council supports greater building height flexibility in midtown, as Midtown is a major employment center commercial area. Limiting the number of high-density office and residential developments to Downtown, Midtown, as well as the U-Med District encourages the development of successful city centers.
7. The Airport Heights Community Council supports the preservation of height standards that help ensure compatibility between higher intensity development and adjacent lower density residential districts.
8. The Airport Heights Community Council supports the 50' stream setback requirement in the provisionally adopted Title 21. A 50' setback will ensure less flooding events and the protection of natural habitat;
9. The Airport Heights Community Council supports the private open space requirements in the provisionally adopted Title 21. Reducing these requirements would go against the concerns expressed by community participants during the rewrite process regarding the lack of quality open space in multifamily residential developments;
10. The Airport Heights Community Council supports the provisionally adopted Title 21's connectivity index. The connectivity index makes sure there are adequate vehicle routes in and out of neighborhoods;

11. The Airport Heights Community Council supports the provisionally adopted Title 21's requirement that sidewalks be included in cul-de-sacs in Class A zoning districts. Public streets through areas of institutional and industrial developments will have pedestrians as well as commercial or residential areas. Institutional uses, in particular, such as churches and school, can have fairly high levels of pedestrian activities.
12. The Airport Heights Community Council does not support complete deletion of design standards for single-family structures. The AHCC believes that building standards need to be in place that ensure compatibility with existing neighborhood character while also ensuring that the standards in the provisionally adopted code do not excessively increase the cost of building new or remodeling existing single-family units.

NOW, THEREFORE BE IT RESOLVED, that this 28th day of March, 2012, the Airport Heights Community Council adopts this document in its entirety and submits it to: the members of the Planning and Zoning Commission and the Anchorage Assembly, MOA Planning Department (Jerry Weaver and Tom Davis, Senators Ellis and Davis, Representatives Gara and Cissna, Mayor Dan Sullivan, and the Federation of Community Councils.



Geran Tarr, President
Airport Heights Community Council