

South Addition Community Council  
Resolution Supporting Zoning Amendments that Protect  
South Addition's Neighborhood Character during Infill and Redevelopment  
March 28, 2019

Whereas, Anchorage is a relatively young city, just over 100 years old;

Whereas, the old South Addition is one of the city's four historic neighborhoods, with a number of homes built before 1920;

Whereas, the old South Addition is known for its highly valued "character," which is typically defined by its

- safe, short walk to downtown,
- small lots of 7000 square feet,
- smaller homes, that are one or two stories high,
- front entrances that are visible from the street,
- living room windows that face the street,
- front yards dominated by mature landscaping, not pavement,
- garages on alleys, not on the street,
- sidewalks along all its streets;

Whereas, many residents have invested in major repairs, remodeling and updates to their homes to improve their energy efficiency and livability, and to add affordable rental apartments;

Whereas, the South Addition Community Council Neighborhood Plan Steering Committee was formed in 2015 to produce a Neighborhood Plan;

Whereas, over the last three years the Steering Committee has reviewed South Addition's historic record of

- goals, values and challenges,
- public opinion,
- positions on municipal land use proposals;

Whereas, the Steering Committee has conducted two neighborhood meetings to establish current goals, objectives and strategies supported by residents;

Whereas, South Addition residents believe neighborhood character is not well protected by the new construction that is allowed by Anchorage's current zoning code;

Whereas, Anchorage's zoning regulations were amended in 1985 and 1999 to increase R-2 zone maximum heights above the historic 25 feet or two and 1/2 stories, without homeowners' knowledge or community discussion;

Whereas, in 2018 the Municipality proposed new R-2 zoning amendments that would allow even taller three story, flat-roofed homes, with additional height allowed for rooftop decks served by elevator and stair shafts;

Whereas, the Steering Committee concluded that the proposed amendments pose an immediate threat to South Addition's character, and that accompanying protections need to be strengthened;

Whereas, in October 2018, the Steering Committee commented on the proposed amendments, identifying sections of code that harm the neighborhood and recommending preferred, protective code amendments;

Whereas, the Municipality of Anchorage has adopted a number of land use policies and goals to encourage additional housing units while protecting the existing character of neighborhoods and improve citizens' quality of life;

Whereas, the 2040 LUP seeks to "Preserve, accommodate, and contribute to the character, scale, and identity of established neighborhoods as new infill and housing development occurs;"

Whereas, Anchorage's 2040 Land Use Plan also states "compatible design is a key part of growing successfully through infill and redevelopment;"

Whereas the 2040 LUP encourages property owners to "preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability;"

Whereas, the Anchorage Original Neighborhoods Historic Preservation Plan states, in South Addition, "New construction should reinforce existing scale and character;

Now therefore be it resolved that, the South Addition Community Council

1. Does not support R-2 code amendments proposed under the "Compatible-Scale Infill Housing (R-2 Zones) Project" proposed by the Municipal Planning Department, particularly the change of removing the 2.5 story maximum height for buildings in the R-2 zoning districts within SACC, and
2. Supports the Neighborhood Plan Steering Committee's efforts to develop code amendments that are intended to better protect neighborhood character as outlined in the Community Discussion Draft comment letter submitted to the Planning Department October 31, 2018, and
3. Seeks support from the Municipal Planning Department and the Historic Preservation Commission to establish the basis and process for the immediate and long term protection of its valued neighborhood character, and
4. Will continue to advance the above goals in an open and transparent public process.

Approved/Rejected by a vote of: 16-2

Signed: *Mona Gallagher*

Date: 4/9/19