

Welcome

South Addition
Neighborhood Plan
Workshop

About the Plan

A neighborhood plan is a statement of what a neighborhood wants to achieve and become, as well as a roadmap to reach these destinations.

The South Addition Neighborhood Plan is a product of the South Addition Community Council, South Addition residents, and property and business owners coming together to develop the best possibilities for the neighborhood's future.

The South Addition Neighborhood Plan is adopted as a supplement to the Municipality of Anchorage's 2040 Land Use Plan, extending the goals and policies of this overarching plan.

Vision

The friendly and livable South Addition neighborhood welcomes all.

South Addition's sense of place, established with development scale and physical character in the 1940's, remains cherished. Successive generations of residents build on this foundation, bringing fresh energy and ideas. Vibrant new development coexists with established patterns to build a community where all neighbors thrive for generations to come.



Values

Neighborliness and Engagement

We value living in a neighborhood where everyone feels welcome and supported by their neighbors. We recognize that listening and partnering as neighbors creates a strong community.

People-Centric Transportation and Infrastructure

We value the sense of safety, connectedness, and peace of mind that comes from living in a neighborhood with well-designed and maintained streets, sidewalks, trails, parks, and public spaces.

New Development and Housing

We value the ever-evolving characteristics of the neighborhood. South Addition has always been a special place within unceded Dena'ina land. Development in South Addition reflects over 100 years of co-creation among trailblazers, entrepreneurs, residents, developers, and policymakers. The community recognizes that additional development, particularly housing, is essential for the health of our dynamic city. Opportunities for continued investments in both affordable and market-rate housing abound in South Addition. Our community welcomes all who want to partner to implement this plan.

Neighborhood Design

We value the historic character of the South Addition neighborhood that includes contemporary, compatible residential and commercial development.



South Addition supports new housing!

From multifamily units and townhomes to single family homes and ADUs, developers and homeowners in South Addition continue to invest in infill and redevelopment projects in the neighborhood.



Goal I

GROWTH AND DESIGN

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

OBJECTIVES

- I.1 Encourage infill development that is compatible in scale with the existing pattern of neighborhood development and offers more units of housing per acre.
- I.2 Promote developments that frame South Addition's welcoming walking environment with visible front building entries, front yards with landscaping and walkways, street-facing windows, and active interior spaces such as stores, offices, and living rooms that orient toward the public street realm.
- I.3 Leverage South Addition's urban grid of streets and alleys by locating driveways, parking, garages, garbage collection, and utility functions along the alleys, and limiting the size and frequency of front driveways and garages that would interrupt South Addition's streetscapes, sidewalks, and curbside appeal.
- I.4 Encourage developments to encumber less parcel area and building space for parking, to align with South Addition's historically compact development patterns.
- I.5 Preserve and protect vintage buildings worth enhancing by adaptive reuse and protect historic buildings and structures as able.
- I.6 Encourage partnerships with utilities providers to underground all overhead electrical and telecommunications lines in South Addition, prioritizing major streets, street improvement project opportunities, and alleys.
- I.7 Encourage vegetation and landscaped spaces that support and enhance the visual appeal of South Addition's residential street frontage, provide for stormwater and snow management, and create usable yard spaces for residents.
- I.8 Use the South Addition Future Land Use Plan Map as a framework to guide Municipal decisions on future development patterns and growth, such as zoning changes, public facilities, and land use regulation amendments.

Goal 2

TRANSPORTATION AND MOBILITY

Ensure safe, convenient, and easy access to use streets, trails, and transit options

OBJECTIVES

2.1 Reduce the number of serious and life-threatening vehicle/pedestrian and bicycle crashes to zero and improve overall roadway safety for all users.

2.2 Apply Complete streets principles for the I/L and A/C couplets to reduce speed, offer convenient and safe multimodal transportation options, and to allow safe crossings at intersections.

2.3 Improve pedestrian connectivity to key destinations, including South Addition's schools and neighborhood parks, Westchester Lagoon, the Coastal Trail, the Chester Creek Greenbelt and Valley of the Moon Park, the adjoining employment centers of Downtown and Midtown, and public transit services.

2.4 Complete the neighborhood sidewalk and pathways network where there are gaps, missing links, and neighborhood streets.

2.5 Expand public transportation options and transit ridership.

2.6 Ensure the roadways, sidewalks, and pathways in South Addition are well maintained, clear, and accessible year-round including in winter.

Goal 3

PARKS, NATURAL SPACES, AND SUSTAINABLE SYSTEMS

Invest in a sustainable neighborhood and ensure easy access to parks and natural spaces

OBJECTIVES

3.1 Improve and protect parks and open space assets that provide a wide range of functions including interfaces with nature, spaces for a diversity of events and activities.

3.2 Preserve viewsheds to mountains and downtown Anchorage from key public spaces such as parks.

3.3 Establish and promote a diverse urban forest and lush tree canopy.

3.4 Improve the quality of outdoor lighting to eliminate light trespass and glare, provide safe and visible travel routes, and preserve seasonally dark (starry) skies in the neighborhood.

3.5 Encourage new housing and other infill development to incorporate sensitive design, placement, and massing that preserves sunlight access at important times for neighboring usable outdoor spaces, interior living spaces, and solar energy potential.

3.6 Encourage design and programming that helps the South Addition Neighborhood maintain a quiet environment with limited noise pollution, including from motor vehicle traffic, that impacts residents and area wildlife

3.7 Establish South Addition as a leader in sustainable neighborhood design with a focus on sustainable stormwater management practices and the integration of alternative energy

Goal 4

NEIGHBORHOOD COHESION & PLACEMAKING

Create a vibrant community that promotes neighbor-to-neighbor connections. Work together to address neighborhood challenges.

OBJECTIVES

- 4.1 Build strong neighborhood relationships and easily accessible leadership structures that empower residents to make meaningful progress towards implementation of the neighborhood plan. Engage South Addition residents, property owners, and businesses when making land use decisions.
- 4.2 Build and support neighborhood programming and events that support community gatherings and neighborhood connectivity.
- 4.3 Enhance the existing pattern of neighborhood commercial centers by considering commercial redevelopment and targeted expansions of existing commercial centers.
- 4.4 Create a neighborhood that is welcoming to all, feels safe and is free of crime.
- 4.5 Showcase South Addition's development throughout the neighborhood and create an inventory of cultural and natural resources as well as notable examples of the built environment.
- 4.6 (Re)establish the neighborhood tree inventory and publish a historic/notable tree guide.

Goal 5

SAFETY, RESILIENCY, AND HAZARD MITIGATION

Minimize vulnerabilities in South Addition to neighborhood hazards and other hazards that could endanger public health and safety and economic vitality

OBJECTIVES

5.1 Incorporate the Goals and Objectives of the Municipality of Anchorage *All Hazards Mitigation Plan* in decisions affecting neighborhood land use, development, public investments, and services.

5.2 Guide the growth, development, and construction of housing, employment, public facilities, and other land use activities in ways that minimize risks to life safety and property from natural hazards.

- 5.3 Improve disaster preparedness of the South Addition community including its residents, businesses, and other organizations.
- 5.4 Encourage development and environmental design choices that reduce opportunities for crime, and promote a safe, secure neighborhood, where residents more easily get to know one another, have a sense of ownership and control of their neighborhood street block and properties, have clear and visible travel routes, and clear transitions from public to private spaces.
- 5.5. Provide better access to supportive housing, shelter, and mental health and other needed services for South Addition residents addition to crime prevention efforts in greenbelts and public spaces.

I. GROWTH AND DESIGN

NEIGHBORHOOD-LED PROJECTS

Advocate for the development of Accessory Dwelling Units and conduct educational outreach to neighbors about the benefits of ADUs in the neighborhood; and reference Municipal applicant guidance materials.

Encourage and organize neighbors to provide public testimony at Planning and Zoning Commission and Anchorage Assembly meetings in support of projects that align with neighborhood values and goals.

Establish a neighborhood led land use, housing, and urban design review committee

Support nonprofits that provide housing assistance and emergency housing to individuals living in South Addition through fundraisers, advocacy efforts, and volunteering.

Work with developers to ensure that all new development applications showcase how a project integrates into the South Addition neighborhood and desired design standards

Create a visual and detailed guidebook of neighborhood design elements that promotes the existing character of South Addition, consult neighborhood residents on final guidebook elements to ensure widespread support. Organize a design competition or other means to generate example designs.

Support the update/expansion or replacement of existing schools to accommodate the planned growing number of families who will live in South Addition.

I. GROWTH AND DESIGN

MUNICIPALITY-LED PROJECTS

Develop a neighborhood overlay district to align future development with neighborhood design desires without compromising economic viability. Review and adopt new standards for residential, commercial, and open spaces in this overlay design process.

Establish the Reinvestment Focus Areas (RFAs) for Third Addition and western Fairview, and western Downtown, as recommended in the Anchorage 2040 Land Use Plan.

Reform the zoning rules to allow for small-lot and small-scale multi-unit housing on urban lots to provide “missing middle” housing that fits with the intended scale, walkability, and design of the neighborhood.

Adjust the height limits in the multifamily and commercial districts (e.g., the R-3 and RO zones) to allow a fourth story on apartments where building massing and setbacks minimize impacts on adjoining properties.

Set maximum allowed lot sizes for new single-family and duplex homes in multifamily zones to promote efficient use of lands meant to provide more housing opportunities near Downtown

Evaluate the feasibility and identify appropriate locations for the development of neighborhood-serving commercial activity centers and consider adjusting zoning accordingly.

Recognize and regulate Short-term Rentals (STRs) as a type of use, like Bed-and-Breakfasts and allowed residential uses. Accompany this code amendment with guidance/informational materials for property owners.

Modernize and expand residential parking permit programs to reduce congestion, provide on-street parking supply, coordinate with street maintenance, and improve the pedestrian environment

I. GROWTH AND DESIGN

MUNICIPALITY-LED PROJECTS, CTD.

Maintain an updated land use, housing, and buildable lands inventory from the South Addition Neighborhood Plan process, available to the public.

Focus the annual CIP alley paving and improvement program by prioritizing alley segments most likely to support infill housing development and encourage pedestrian-friendly site design.

Increase financial incentives for infill, redevelopment, and adaptive reuse projects that meet design compatibility criteria meeting the goals of the Comprehensive Plan and Neighborhood plans.

Survey and nominate all or a part of the potential “east” and “west” districts to the Local Landmark Register, as recommended in the Original Neighborhoods Historic Preservation Plan.

I. GROWTH AND DESIGN

PARTNER-LED PROJECTS

Facilitate rezonings that fulfill the Comprehensive Plan and South Addition Neighborhood Plan.

Partner with developers to construct high quality, mixed-income housing that is consistent with neighborhood design standards.

Utilize the historic function of alleys as a service space, including for utilities, refuse removal, and parking, to preserve street frontages and neighborhood character.

Continue to work with CEA to underground utility lines including along P St., R St., David Place, W. 9th Ave, Inlet place from W 15th Ave to W 12th Ave and near the intersection of 10th Ave and E St.

Nominate historic and cultural Landmarks identified during previous public processes and historic surveys to Anchorage's Local Landmark Register and the National Historic Register.

Facilitate the adaptive reuse of older structures, or, if necessary to save or enhance the resource, relocation of historic resources.

Survey and nominate Block 13 (Pilot's Row) as a historic district on Anchorage's Local Landmark Register.

2. TRANSPORTATION & MOBILITY

NEIGHBORHOOD-LED PROJECTS

Add bike service and repair stations at key public spaces to encourage biking and non-motorized transportation throughout the neighborhood. Look into grants or other funding opportunities to support this.

Advocate for the creation of neighborhood wide traffic calming with an emphasis on high traffic intersections and roadways near heavily used activity centers.

Implement a neighborhood wide bicycle and pedestrian safety and encouragement campaign.

Conduct an annual survey of neighbors regarding their commuting and travel behaviors, transportation needs and perceptions of safety, to assess desired priority projects.

Report street, sidewalk and intersection deficiencies to the Municipality of Anchorage and the Alaska Department of Transportation and Public Facilities.

2. TRANSPORTATION & MOBILITY

MUNICIPALITY-LED PROJECTS

Design transportation infrastructure projects that retain or restore the historic street grid of South Addition and adjoining neighborhoods

Reform the local street design criteria for urban neighborhood streets to emphasize separated sidewalks, snow storage capacity, and pedestrian accessibility, then carry out a street and sidewalk improvement program.

Improve bicycle parking and security throughout the neighborhood through the installation of additional bike racks.

Complete the sidewalk network throughout the neighborhood with a particular focus on finishing the following areas:

Implement traffic calming measures on arterial streets, such as building wider sidewalks, bulb outs, median plantings, chicanes, and other strategies whenever possible.

9th Ave from P to Stolt Lane
I Street from 15th to Fireweed
E Street, from 16th to Chester Creek
A Street, from 15th to Fireweed
B Street, from 12th to 15th

Construct a new enhanced shared roadway connection for bicyclists on 13th Avenue from Nelchina Street to S Street (with a segment being on 12th Avenue between A and C Streets).

Improve the funding and advocacy for enforcement of snow removal parking restrictions and work with residents to clear snow and ice to ensure streets are cleared efficiently.

2. TRANSPORTATION & MOBILITY

MUNICIPALITY-LED PROJECTS, CTD

Create and implement a South Addition subarea plan under the Anchorage Vision Zero Action Plan.

Improve and add additional pedestrian crossing infrastructure like crosswalks, HAWKS, Rapid Overhead Flashing Beacons, etc. along key streets and roadways to increase pedestrian mobility and safety.

COLLABORATIVE PROJECTS

Work with the Municipality and Alaska Department of Transportation to improve non-motorized and pedestrian access at 9th Avenue to the Coastal Trail and its key downtown destinations.

Improve safe routes to schools and install additional school crossings at key locations, including C St. between 11th and 13th.

Encourage People Mover bus ridership by working with MOA Public Transportation Department to increase the frequency of stops and improved routes based on community feedback.

Construct separated bikeways on the following arterial and collector streets as called for in the Non-Motorized Plan:

- C Street, from Downtown to Midtown
- 15th Avenue, from Ingra St. to N Street
- E Street, W. 17th, and Arctic Blvd., between Downtown and Fireweed Ln
- Cordova Street north of 15th
- L Street, north of 13th
- M Street, from 5th Ave to Elderberry Park

3. PARKS, NATURAL SPACES, AND SUSTAINABLE SYSTEMS

NEIGHBORHOOD-LED PROJECTS

Organize neighborhood volunteers to maintain natural spaces, pollinator gardens and other community open spaces in conjunction with efforts from the Anchorage Parks Department.

Educate neighbors about the importance of a healthy tree canopy, how to maintain existing trees, and where to plant additional trees

Host an annual neighborhood clean-up day, sustainability workshops and sustainable landscaping classes.

Create a community tool library for residents to check-out landscaping equipment to better maintain their homes and public spaces.

3. PARKS, NATURAL SPACES, AND SUSTAINABLE SYSTEMS

MUNICIPALITY-LED PROJECTS

Work with the State of Alaska to inventory, maintain and improve upon the tree canopy in South Addition.

Create and implement a Delaney Park Master Plan that includes a future vision for the Park Strip as a community and regional open space asset.

Create and implement a plan to and protect sunlight access at the Delaney Park Strip to minimize shadowing cast by structures outside the park.

Adopt a dark skies ordinance to improve night sky views and reduce neighborhood glare and light trespass. Work to improve existing lighting fixtures to reduce light pollution.

Create and implement a South Addition noise plan with viable enforcement mechanisms.

4. NEIGHBORHOOD COHESION

NEIGHBORHOOD-LED PROJECTS

Create a communications plan and a neighborhood calendar of events for South Addition to inform and engage neighbors about events and neighborhood issues.

Create a neighborhood events and communication committee, to help plan events and distribute information.

Organize neighborhood-serving events such as block parties, movie nights, National Night Out Events, neighborhood clean-up days, etc.

Work with the Municipality of Anchorage to create gateway signage, street sign toppers, wayfinding signs and other branding elements to help strengthen South Addition's brand and identity.

Support the installation of new public art and beautification efforts, whenever possible integrate and call-out to South Addition's rich history and unique character.

Review and update the South Addition Neighborhood Plan every 5 years to ensure that the vision, goals, and actions are still representative of community and neighbor interests.

4. NEIGHBORHOOD COHESION

MUNICIPALITY-LED PROJECTS

Where appropriate install additional benches, lighting and trash receptacles to make public space more accommodating and usable. Identify recommendations for trash receptacles, such as along trails, at schools, and at Municipal parks. Add branding elements to these public amenities.

COLLABORATIVE PROJECTS

Improve and install new lighting at key locations on streets and in alleyways throughout the neighborhood.

Increase Anchorage Police Department presence in South Addition and change patrol zones to expand more frequently into the neighborhood. Increase crime prevention / CPTED efforts within parks and greenbelts.

5. SAFETY, RESILIENCE, HAZARD MITIGATION

NEIGHBORHOOD-LED PROJECTS

Educate and inform South Addition residents about emergency preparedness related to earthquakes, wildfires, floods and other disasters as outlined in the MOA All Hazard Mitigation Plan.

Create a neighborhood emergency support and advocacy group to maintain emergency preparedness plans and participate in any updates to MOA plans related to hazard mitigation.

Create a communications network with neighbors to report outages to Chugach Electric and educate neighbors on the benefits of lighting and motion detectors.

5. SAFETY, RESILIENCE, HAZARD MITIGATION

MUNICIPALITY-LED PROJECTS

In discretionary land use decisions such as rezonings, zoning code amendments, conditional use approvals, and changes to the land use plan amendments, consider natural hazards and avoid locating more people and property in areas where they would be at most risk.

Amend the land use regulations to place limitations on critical and sensitive land uses such as public and community facilities, medical facilities, or high-density housing in areas with the greatest hazards for seismically induced ground failure and flooding.

Continue to update and revise the All Hazard Mitigation plan with specific recommendations for individuals and neighbors.

Educate individuals and businesses about hazards, disaster preparedness and mitigation.

Increase the availability of supportive housing and other needed social services in South Addition.

COLLABORATIVE PROJECTS

Reduce vehicle speeds on A and C Streets, and I and L Streets, to 20-25 MPH to make new roadway improvements to create a safe multi-modal street environment.

NEXT STEPS FOR THE PLAN

SOUTH ADDITION COMMUNITY COUNCIL

Residents can weigh in on the plan at today’s meeting or by sending comments by Nov. 30 to:

southadditioncommunitycouncil@gmail.com

A resolution for adoption for the draft plan will be introduced with discussion at the regular SACC meeting on Nov 30. All residents are welcome to join!

South Addition Community Council will look to pass a resolution in support of the plan at the regular meeting on Dec. 14.

PLANNING DEPARTMENT

The draft plan goes to the Municipality Planning Department (MOA Planning).

MOA Planning publishes a public hearing draft.

The plan is open for public comment for at least 30 days.

MOA Planning conducts a review. They send the plan and their department report to the Planning & Zoning Commission.

PLANNING & ZONING

Planning & Zoning reviews the draft plan, public comments, and Planning department staff report, and then holds a **public hearing** on the plan.

The plan goes to the Assembly for possible amendments and approval.

The public can testify.

ASSEMBLY

The South Addition Neighborhood Plan is approved and adopted.

South Addition Neighborhood Plan

Land Use Plan Map

(11-16-2023 draft)

Red dashed boxes with red labels identify where the draft South Addition land use plan shows potential changes in land use designations from the Anchorage 2040 Land Use Plan Map.

Neighborhoods

- Single- and Two-Family Residential – Inlet View/Coffey Park
- Compact Mixed Residential, Low – South Addition
- Compact Mixed Residential, Medium – Third Addition
- Compact Mixed Residential, Medium – Bootleggers Cove
- Urban Residential, High – South Addition & Third Addition

Centers

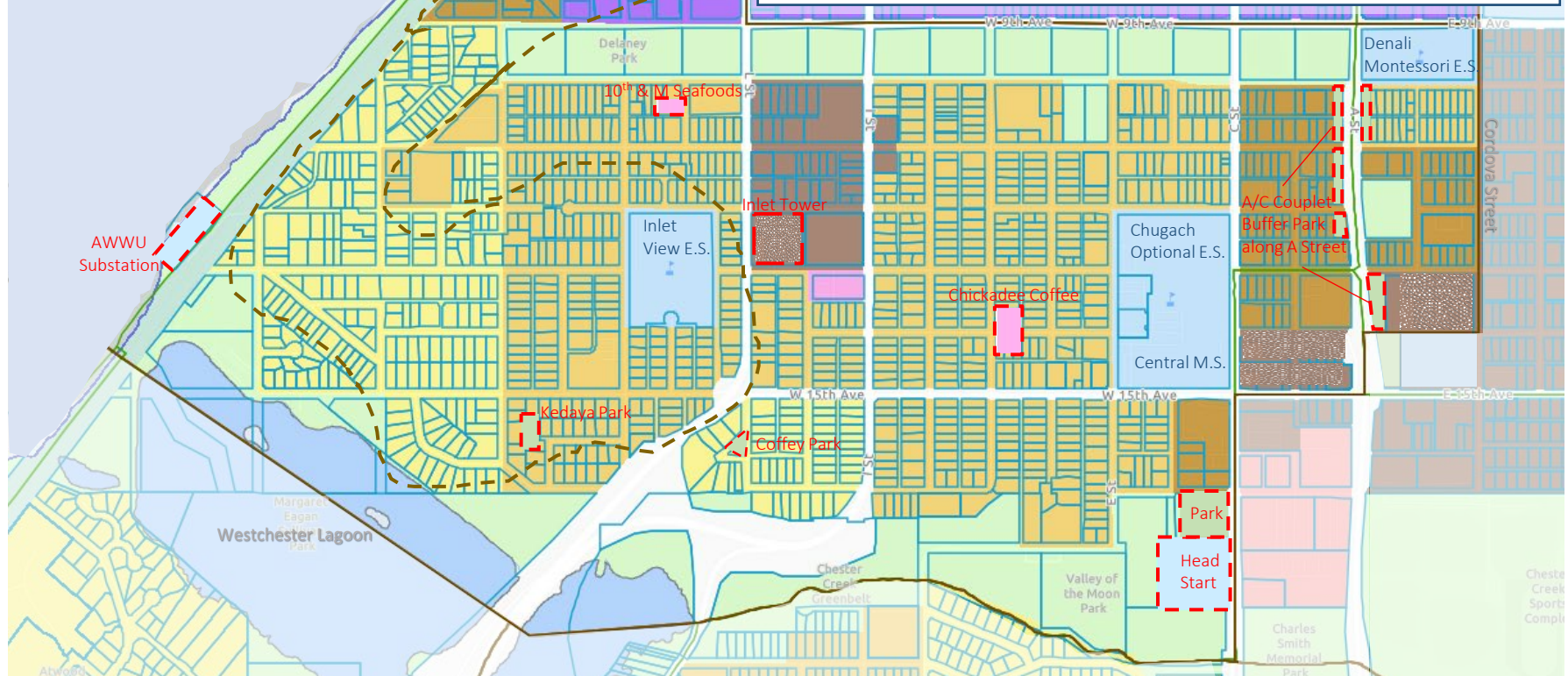
- Neighborhood Commercial – South Addition
- Downtown – L Street West / Park Strip North

Community Facilities

- Park or Open Space
- Community Facility
- Railroad Corridor
- Street or Alley

Other Features

- Residential Mixed-use (white dots over base land use color)
- Seismically Induced Ground Failure Hazard



Land Use Designations in South Addition

Residential Neighborhoods

Land Use Designation



Single-family and Two-Family Residential – *Inlet View and Coffey Park*

- Equivalent Anchorage 2040 LUP Designation: *Single-family and Two-family*, with “Traditional Neighborhood Design” (TND) feature.
- Location: The “Inlet View” and “Chester Creek” neighborhood character areas most affected by natural hazards or topography.
- Uses: Primarily single-family homes, duplexes, and accessory dwelling units (ADUs).
- Density: 5 to 8 housing units per gross acre of neighborhood area.
- Physical Character*: Primarily 1 to 2-1/2 story buildings; 3 stories allowed with third-story setbacks adjoining neighboring lots.

Compact Mixed Residential, Low – *South Addition*

- Equivalent 2040 LUP Designation: *Compact Mixed Residential – Low*, with “TND” and “Transit-Supportive Development” features.
- Location: The “South Addition” character area including some potential historic districts (e.g., Pilot’s Row).
- Uses: single-family homes, duplexes, and small multifamily apartment and townhouse uses. Small lot detached homes and ADUs.
- Density: 8 to 15 housing units per gross acre of neighborhood.
- Physical Character*: Lot sizes 6,000 square feet up to less than half a block. Primarily 1 to 2-1/2 story buildings; 3 stories allowed with third-story setbacks adjoining neighboring lots.

Compact Mixed Residential, Medium – *Bootlegger’s Cove*

- Equivalent 2040 LUP Designation: *Compact Mixed Residential – Medium*, with “TND” feature.
- Location: Bootlegger’s Cove residential area north of 9th Avenue affected by natural hazards and topography.
- Uses: Primarily townhouses and low-rise multifamily apartments. Some single-family homes and duplexes.
- Density: 15 to 30 housing units per gross acre of neighborhood.
- Physical Character: Primarily 2- to 3-story small- to medium-size apartment and townhouse buildings to manage seismic hazard risks.

Compact Mixed Residential, Medium – *Third Addition*

- Equivalent 2040 LUP Designation: *Compact Mixed Residential – Medium*, with “TND” and “Transit-Supportive Development” features.
- Location: “Third Addition” character areas east of C Street near the A-C, Cordova Street, and 15th Avenue **public transit corridors**.
- Uses: Primarily townhouse and multifamily residential. Some single-family homes, duplexes, and accessory dwelling units.
- Density: 15 to 40 housing units per gross acre of neighborhood.
- Physical Character*: Primarily 2 to 4-story small- to medium-size townhouse and apartment buildings, with 4th story setbacks.

Urban Residential, High – *South Addition*

- Equivalent 2040 LUP Designation: *Urban Residential – High*, with “TND” and “Transit-Supportive Development” features.
- Location: The I Street and L Street transit corridor north of 13th Avenue; A and C Street transit corridor near 15th Avenue.
- Uses: Multifamily apartments including larger multiplexes, and townhouse developments. Some single-family homes and duplexes.
- Density: More than 20 housing units per gross acre of neighborhood.
- Physical Character*: Primarily 3-story to mid-rise buildings. High-rise towers, where stepped back from adjoining uses.

* Physical Character: See also the equivalent *Anchorage 2040 LUP* designation and shared infill design principles.

Land Use Designations in South Addition

Commercial Centers



Land Use Designation

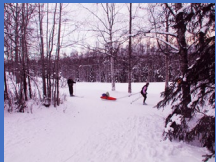
Neighborhood Commercial – *South Addition*

- Equivalent 2040 LUP Designation: *Neighborhood Center*, with “Traditional Neighborhood Design” feature.
- Location: Small business districts or commercial corner lots located within the residential neighborhoods.
- Uses: Convenience retail and services such as food markets, coffee shops, offices, or health services. Multifamily and mixed-use housing.
- Density: 8 to 15 housing units per gross acre, where housing is provided.
- Physical Character*: Small-scale commercial or mixed-use buildings 1 to 3 stories in height, compatible with adjacent residential area.

Downtown – *Park Strip North / L Street West*

- Equivalent 2040 LUP Designation: *City Center* (2040), with “Traditional Neighborhood Design” feature.
- Equivalent Downtown District Plan Designations: *Park Strip North* (south of 6th Avenue) and *Denali View* (north of 6th Avenue).
- Location: Western Downtown area along Delaney Park west of L Street, at the top of the bluffs overlooking the Cook Inlet.
- Uses: Multifamily and mixed-use housing, hotels, commercial and medical offices, and ground floor retail and services such as restaurants.
- Density: 15 or more housing units per gross acre, where provided; 20 or more employees per acre.
- Physical Character*: Buildings typically 2 to 5 stories in height.

Community Spaces and Facilities



Park or Open Space

- Equivalent 2040 LUP Designation: *Park or Natural Area* and *Other Open Space*.
- Uses: Active and passive municipal park areas, outdoor recreation facilities, trails, and natural habitats. State of Alaska open space parcels.

School or Community Facility

- Equivalent 2040 LUP Designation: *Community Facility or Institution*.
- Uses: Campuses of pre-schools, elementary schools, and middle schools; municipal emergency management center; utility substations.

Railroad Corridor

Street or Alley

Other Map Features

(Overlay the land use designations)



Residential Mixed-use (*white dots over base land use color*)

- Equivalent 2040 LUP Feature: *Residential Mixed-use Development* (Growth-Supporting Feature).
- Uses: Housing opportunities combined with commercial retail, offices, and other services in a mixed-use setting.



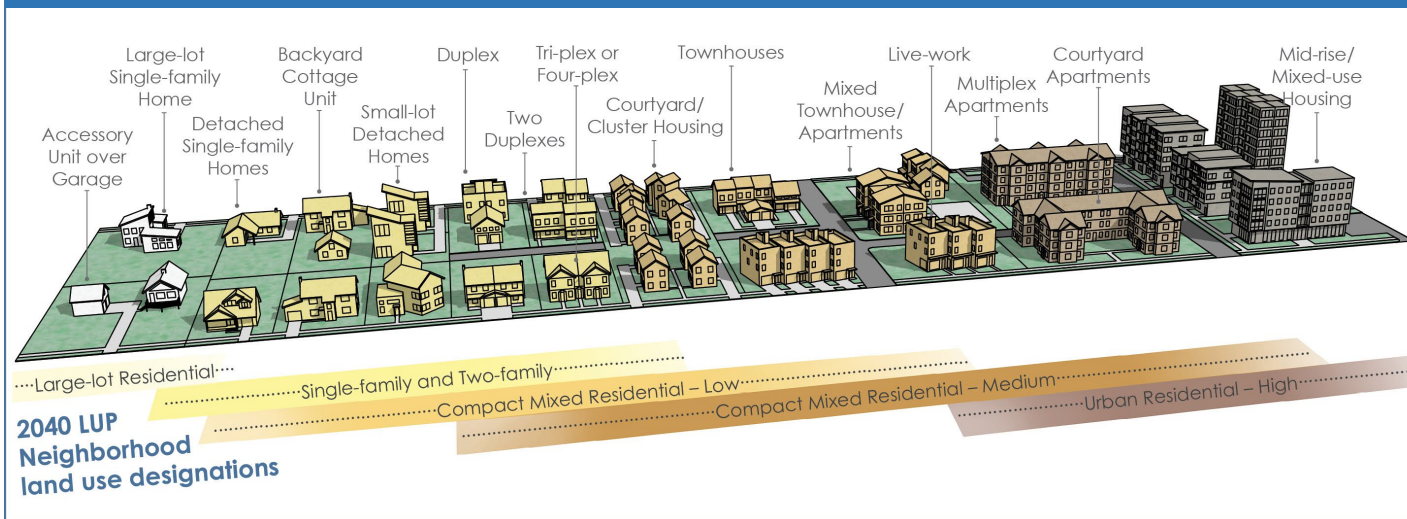
Very High Seismically Induced Ground Failure Hazard

Parts of South Addition lie on seismically unstable ground. These areas could experience significant ground displacements in a large earthquake. Critical or vulnerable facilities and higher-density uses should not be added in very high hazard areas.

* Physical Character: See also the equivalent *Anchorage 2040 LUP* designation and shared infill design principles.

South Addition Land Use Plan Map

Anchorage 2040 Land Use Plan Neighborhood Housing Types



South Addition Shared Infill Design Principles adapted from the Anchorage 2040 Land Use Plan

The variety of residential neighborhood areas in South Addition share a set of design principles that support its urban neighborhood environment. Following are the intended physical characteristics common to South Addition's *Residential Neighborhood Land Use Designations*. These are adapted from the *Anchorage 2040 Land Use Plan* (pages 34-35).

- Residential living spaces and front porches and stoops facing the street and sidewalk, with windows and entries that address the public realm.
- Parking, garages, and driveways located mostly behind buildings or on the side, with limited interruptions to pedestrian street frontage by single-car wide driveways and garages in front of only a minority of the building façade.
- Driveway curb cuts across sidewalks preserving the level walking surface without changes in grade affecting pedestrians.
- Refuse and recycling containers, utility boxes and overhead utility lines, and passenger loading facilities located in the back or on the side of residences, instead of out front.
- Shared parking solutions between multi-unit developments and adjoining commercial, and managed public on-street parking at the curbside.
- Landscaped yards, courtyards with amenities, and walkways to front entries, and in front of residences.
- Usable outdoor areas for residents.
- Stairwells and other rooftop enclosures and parapet walls placed and sized to reduce visual bulk and shadowing impacts.

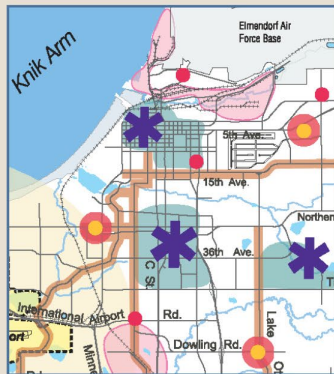
South Addition Land Use Plan Map

What is a Land Use Plan Map? What is its relationship to Zoning?

COMPREHENSIVE PLAN

Anchorage 2020

LAND USE POLICY MAP

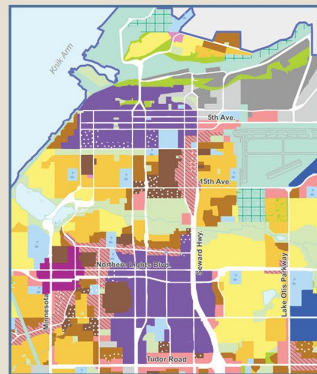


VISION

that sets overall growth concept

Anchorage 2040 LUP

LAND USE PLAN MAP



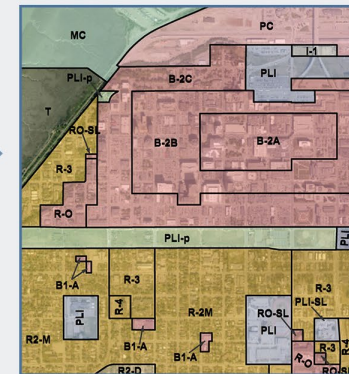
BLUEPRINT

that guides future use, intensity, and character of growth

MUNICIPAL CODE

Title 21 Land Use Code

ZONING MAP



ACTION

that carries out the plan by regulating use of property

South Addition Land Use Plan Map

- Established as part of the neighborhood plan and the city-wide comprehensive plan.
- Recommends future land uses and intensities over a long time.
- Provides general policy direction for future municipal land use decisions, such as ordinances to change the Zoning Map or amend Title 21 zoning regulations.

- ❖ Adoption of the South Addition Land Use Plan Map does NOT:
 - Does not affect the existing zoning map.
 - Does not affect the existing zoning regulations.

Zoning Map

- Established by Title 21 zoning regulations.
- Delineates zoning districts that apply now.
- The zoning districts set the rules for the use of property, lot size, setbacks, building heights, and other site attributes, through the zoning regulations in Title 21.