

SACC South Addition Community Council Resolution

February 22, 2024

WHEREAS, Community Councils are the portal to citizen involvement in shaping our city.

WHEREAS, the South Addition Neighborhood Plan (SANP) will serve as an important avenue for citizens' voices to be heard and incorporated in the roles of larger plans.

WHEREAS, The Plan will be added as a supplement to the Municipality of Anchorage's 2040 Land Use Plan, which was adopted by Assembly Ordinance on September 26, 2017, and states: "Tools like neighborhood plans and improved development codes can guide new development in ways that help keep it in character and scale with existing homes. Improving tools that allow neighborhoods to accept new types of housing opportunities without losing their essential character can reduce conflicts between neighbors and developers." (Citation- Anchorage 2040 Land Use Plan, page 34.).

WHEREAS, the Draft South Addition Neighborhood Plan released in January of 2023 affirms strong support for communication between the Community Council, the Neighborhood Plan Committee and residents of the neighborhood.

WHEREAS, The Draft Plan defines a neighborhood plan as "a statement of what the neighborhood wants to achieve and become, as well as a roadmap to reach these destinations."

WHEREAS, Resolutions passed over the years by the council have affirmed members' values for South Addition.

WHEREAS, on December 17, 2015, South Addition Community Council (SACC) members voted that neighborhood character and safety will be protected by:

- Limiting building heights in R2M to 30 feet, R3 to 35 feet.
- Not allowing any building to exceed 35 feet height under future land use or zoning.
- Protecting front, side, and rear yard setbacks to provide open space, play space, landscaping and access to sunlight.
- Requiring a minimum square footage of windows, especially at ground level, and entrances, porches and/or decks facing the street to support neighborhood safety and active, visible engagement with the street.
- (Having) Parking standards that do not result in blank walls or garage fronts dominating the streetscape, again to support the safety and active visible engagement with the street.

- (Providing) Landscaping between the sidewalk and the building, and the sidewalk and the street.

WHEREAS, on December 17, 2015, the SACC included several transportation goals in the Resolution that should be incorporated in the SANP.

WHEREAS, on April 21, 2016, an approved SACC Resolution recognized “the Downtown plan calls for High Intensity urban housing. SACC agrees High Intensity housing needs to be built downtown in order to fill in and redevelop our urban core.... High intensity development should be built on lands already zoned for it.... Building to high densities in a medium density neighborhood damages the neighborhood while delaying High Intensity development where it is already zoned and welcomed.”

WHEREAS, on October 17, 2016, SACC members voted its support of community-minded efforts to reduce barriers to appropriate infill development and redevelopment. The Resolution states: “It is imperative than any new or re-developments are guided by the area and neighborhood plans. Neighborhood plans are painstakingly crafted by residents and stakeholders to foster new, thoughtful development that will integrate with the neighborhood to produce thriving communities. Flexibility with developers and deviation from the LUP or neighborhood plans should require public involvement.”

WHEREAS, on December 14, 2023 the SACC membership voted against the draft Assembly Ordinance 2023-103 that loosened design, dimensional, health and safety standards that are antithetical to the vision and goals of South Addition Community Council, as evidenced by the recent resolutions passed by SACC.

WHEREAS, those resolutions show that residents have been united for years in the definition of a few specific values to the character and safety of our neighborhood that are in direct conflict with AO 2023-103. It is imperative that our neighborhood plan protect those values.

WHEREAS, the draft Neighborhood Plan references “commercial centers” without definition of size or purpose, and should be reviewed to ensure it integrates with the neighborhood character and standards previously approved by the SACC.

NOW, THEREFORE, THE SOUTH ADDITION COMMUNITY COUNCIL requests the Neighborhood Plan Committee work with Council volunteers to review the Plan before the March 28, 2024 SACC meeting to ensure the SANP reflects only those goals that have received formal review and approval from the SACC.