

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Craig Lyon, Director, and Ryan Yelle, Long-Range Planning
Planning Department
Municipality of Anchorage

July 17, 2024

RE: Questions and constructive suggestions for the forthcoming Targeted Review of the 2040 Land Use Plan

Dear Director Lyon, and Ryan:

The Rabbit Creek Community Council (RCCC) is pleased that the Assembly voted (June 25) to engage the Planning Department in a Targeted Review of the 2040 Land Use Plan (LUP). It is our understanding that the Planning Department was assigned to prepare a scope of work and a timeline within 60 days, thereby outlining a comprehensive review process that will take 12 months or longer.

RCCC would like to know more about the scoping phase of the Targeted Review and has some suggestions in response to our concerns.

At our July 11, 2024, meeting, RCCC members voiced the need for a clear, inclusive public process as well as reliable data and expert analysis of Anchorage's unique conditions. RCCC voted (23 yeas, 1 nay, 2 abstentions) to submit the following questions and recommendations regarding the scoping phase of the Targeted Review.

Questions

1. Will there be a public comment period on the scoping phase of the Targeted Review?
2. How will the Purpose Statement be developed for the Targeted Review?
3. What are the intended end-products?
4. What data sources will the Targeted Review use, to ensure current and reliable projections for population growth and economic trends?
5. How will the Targeted Review assess and depict density, and will Accessory Dwelling Units be recognized in density counts and projections?
6. How will the Targeted Review address the complex backdrop of infrastructure and neighborhood conditions that determine capacity and efficiency of infill and new development: drainage, water and sewer, egress and connectivity, vehicular trip generation, cost and availability of public services?
7. How will the Targeted Review reflect area-specific plans, rather than override them?
RCCC requests that the planning process to update the LUP should incorporate area-specific plans, rather than just supersede them.

Other comments and concerns

The 2040 Land Use Plan was a piecemeal update of the 2020 Comprehensive Plan. This Targeted Review is also a piecemeal update to that update. Anchorage seems overdue for a full update to our Comprehensive Plan. However, in the absence of a new Comprehensive Plan, we expect that this Targeted Review will follow the carefully-developed goals and vision of the existing Comprehensive Plan, including the emphasis on targeted infill and redevelopment of city centers, and policies that support distinctive neighborhoods and the natural setting.

We request that the purpose statement for the Targeted Review honor the multiple goals of our current Comprehensive Plan. Those goals were developed with extensive public input. Our future land use pattern should allow for affordable, attractive housing while at the same time making efficient use of infrastructure, protecting the environment, supporting distinctive neighborhoods, and following the many other goals and policies of our Comprehensive Plan.

We understand that you are on a tight timeframe to prepare the scope of work and timeline for the Targeted Review. In order to have meaningful engagement, as residents who will be affected by the Review and subsequent update, we respectfully request that you respond to our letter by July 26th. A phone call or Zoom to discuss our questions and concerns – particularly with the Statement of Purpose and public involvement plan - would be appreciated and likely result in a more useful discussion than a written response. Please know that we are motivated to provide useful input that ensures a product where other residents will also be able to be engaged and satisfied with the outcome.

Thank you for your continuing diligence and hard work to ensure we have an Anchorage where we are all proud to work, live, and play.

Sincerely,



Ann Rappoport, Co-chair



John Riley, Co-chair

cc: Randy Sulte, Assembly
Zac Johnson, Assembly
Cathy Gleason, Turnagain Community Council
Scott McMurren, Rogers Park CC
John Thurber, South Addition CC
Steve Gallagher, University Area CC