

# **SACC** *South Addition Community Council*

## **A RESOLUTION OF THE SOUTH ADDITION COMMUNITY COUNCIL ADDRESSING The Municipality of Anchorage Land Use Plan Map as applied to South Addition Community Council Area**

### **A. General principles guiding South Addition neighborhood land use**

#### **1. South Addition is an established, highly valued, historic and irreplaceable neighborhood that has been and is still being created with unique nature and scale.**

- a. The scale and nature of the neighborhood makes it a valuable and sought-after place to live for people of all ages.
- b. The neighborhood is defined by low speed streets with sidewalks, yards, gardens and mature landscaping as well as its variety of housing -- a mixed housing stock of mostly one or two story single family homes, duplexes and fourplexes. It also includes a number of larger three story apartments and condominiums that maintain nature and scale of the neighborhood. There are few four story buildings.
- c. The neighborhood abuts the Delaney Park Strip providing safe and pleasant walking for accessing events on the Park Strip.
- d. South Addition offers an intimate and welcoming scale with streetscapes that encourage residents to watch the street they live on, and enjoy safe and healthy community engagement with their neighbors.

#### **2. Downtown, Midtown and Town Centers will never develop if cheaper lands in residential neighborhoods are rezoned to 'city center' density.**

- a. Downtown, Midtown and Town Centers areas are defined in the Anchorage Comprehensive Plan as appropriate sites for high density. In fact the density is important to their success.
- b. These areas have a significant amount of underdeveloped land.
- c. It is unlikely that they will ever develop to near their potential if lower cost residential lands surrounding them are designated and rezoned for high density.

#### **3. The edges of South Addition are delicate and very important to the future of the inner city safety and desirability.**

- a. A renaissance is emerging in Fairview to the east of South Addition as well as neighborhoods to the south such as Valley of the Moon and North Star. These neighborhoods are quickly upgrading and filling in with young families and professionals that want South Addition's quality

of life. They offer growing potential for building a similar mix of single family and medium density housing as is found in South Addition.

- b. The eastern and southern edges of South Addition are delicate and very important. They offer an opportunity to extend the valued, solid and safe qualities of South Addition, or they might extend the more challenging problems Fairview is seeking to overcome. Whether a residential neighborhood is being up graded or downgraded, is directly related to intensity of the land use and the extent to which the existing nature and scale of South Addition is supported and extended.
- c. As more high rise/high density housing is developed in the downtown core (as recommended in the Downtown Plan) South Addition will serve as the nearby, lower density, safe, walkable neighborhood that offers needed intimate character and scale supporting good urban living.

**4. The scale and nature of South Addition is extremely important to the city as a whole and should be maintained and supported:**

The South Addition neighborhood plays a valuable role in protecting downtown's important viewshed. From the new Dena'ina Convention Center and most of the major downtown high-rise buildings, South Addition's low heights and plentiful landscaping allow clear views to the south of our growing and beautiful city framed by the Chugach Mountains and Cook Inlet.

**B. Specific questions, concerns, requests and comments on the draft content and process**

Before the Municipality recommends up-zoning any SACC lands to R4, the recommendation should provide and consider full documentation of the need for increased density in this location. It should address and consider the following questions, requests and concerns.

**1. Questions**

- a. How or why would South Addition be expected to include 6 story multifamily buildings when that is not happening in the Downtown core with its sea of underdeveloped land holding old bungalows, low rise apartments and many surface parking lots?
- b. If R3 zoning is appropriate west of L Street downtown, then why isn't R3 zoning preferred in South Addition between 9<sup>th</sup> and 15<sup>th</sup> east of C Street?
- c. How do historic citywide population projections compare with actual population history and current trends?
- d. What are the current zoning and maximum dwelling units per acre allowed between 4<sup>th</sup> and 36<sup>th</sup> Avenue, and Gambell and L, compared with actual number of households per block?
- e. What is square foot cost of land between 4<sup>th</sup> and 9<sup>th</sup> Avenues, and between the Inlet and Gambell, compared to costs of land within South Addition council boundaries?
- f. What is the density of housing units within 300 feet of transit corridors north of 36<sup>th</sup> Avenue compared with the current zoning?

- g. What is the density of housing units within 300 feet of designated Town and Neighborhood Centers city wide?
- h. Is 15th Avenue a viable transit corridor within the foreseeable future i.e.: ten to twenty years?

## 2. **Proposed Standards**

- a. South Addition serves as a transitional neighborhood to the higher density and commercial zoning east of Cordova Street. The quality of life enjoyed by residents west of C Street shall also be enjoyed by residents east of C Street as they sought when they lobbied to join SACC. The R3 residential area west of Cordova Street to C Street continues the lower density single family homes, with the smaller density multiple family dwellings, which differ markedly from the R4 area east of Cordova Street.
- b. Standards will protect daylight into SACC homes and apartments in all residential zones. Those standards will be publicly reviewed and reconsidered (given our concerns over the lack of transparency in developers' recent successes in weakening them.)
- c. Newly constructed projects shall not turn their back on adjacent streets or use the street front as a general utility area that is completely paved for parking and/or used as an garbage disposal area (as currently done on the newly renovated and problematic larger high-rise apartment at 14th and B.)
- d. Neighborhood character and safety will be protected by
  - i. Limiting buildings heights to current zoning, especially R2M – 30 feet, R3 – 35 feet.
  - ii. Not allowing any building to exceed 35 feet height under future land use or zoning.
  - iii. Protecting front, side and rear yard setbacks to provide open space, play space, landscaping and access to sunlight.
  - iv. Requiring a minimum square footage of windows, especially at ground level, and also entrances, porches and/or decks facing the street to support neighborhood safety and active, visible engagement with the street.
  - v. 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.
  - vi. Landscaping between the sidewalk and the building, and the sidewalk and the street.
  - vii. Provide a mix of one, two and three bedroom units in each multifamily development to protect the family character of the neighborhood.
  - viii. Meet national standards for providing public park space within 600 feet of homes.

## 3. **Transportation considerations and information requests**

Drive alone transportation will be discouraged and transit and walking will be developed, while documenting anticipated number of auto trips expected from the build out of any upzoning, given current rate of trips by transit and walking.

- a. Provide bus service operating every 15 minutes within five minutes walking distance of homes along A and C Streets.
- b. Calm traffic on A and C Streets, between 9th and 15th for school and pedestrian safety, including flashing school lights and crossing zones that reduce speeds to 20 mph at appropriate times.
- c. Reduce vehicle speeds on A and C Streets north of Fireweed to 25 mph through effective street design and aggressive speed enforcement.
- e. Ensure neighborhood streetscape standards before approving new construction, including curb and gutter street construction, paved alleys, separated sidewalks with landscaped buffer from street, and landscaping between sidewalk and buildings.

NOW, THEREFORE, THE SOUTH ADDITION COMMUNITY COUNCIL RESOLVES:

South Addition Community Council respectfully requests that these principles and standards be adopted by the Municipality as it builds the Municipal Land Use Plan Map and narrative; and know that

SACC has begun developing a detailed Neighborhood Plan in the belief that a detailed local plan will provide guidance for future development.

PASSED AND APPROVED by the South Addition Community Council this 17th day of December, 2015 by a vote of 15 in favor; 0 opposed; and 0 abstentions.

  
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Jeffrey Marfull, President of South Addition Community Council