



Small Area Implementation Plan (SAIP)

A proposed Title 21 change amending chapter 21.03, Master Planning, with a new section for Small Area Implementation Plans



What's a SAIP?

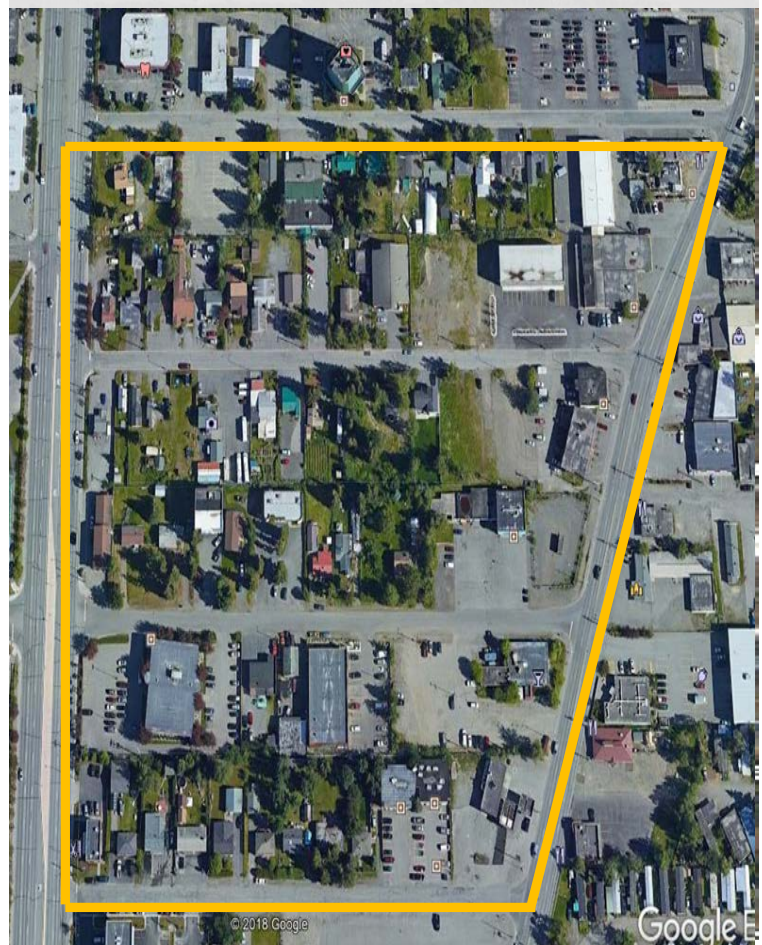
First recommended in the *East Anchorage District Plan*, SAIPs are a new tool to guide and implement land use changes for larger parcels and redevelopment sites. The *Anchorage 2040 Land Use Plan (2040 LUP)* promotes SAIPs as a way to facilitate orderly development of parcels that are ripe for revitalization to higher densities and mixed-use intensities. SAIPs could be used to master plan large vacant parcels or locations where several parcels are combined to accommodate growth that implements *2040 LUP* goals. SAIPs provide predictability to landowners and the community by laying out a clear path for public and private investment and new development. SAIPs can establish direction for site design and connectivity to transportation corridors and ensure housing needs are met. These plans could help to resolve conflicts related to development and growth.

SAIP Details

Title 21 section 21.03.110 contains master planning procedures for large institutions. The SAIP ordinance expands master planning guidelines to cover private or other public lands. Per this ordinance, SAIPs can be applied in the Anchorage Bowl or Chugiak-Eagle River in the following situations:

- One parcel not less than 5 acres;
- A collection of parcels not less than 5 acres with one owner;
- A collection of parcels not less than 5 acres with several owners;
- Any parcel(s) in a Reinvestment Focus Area (RFA), identified in the *2040 LUP*.

HYPOTHETICAL SAIP AREA



Visit:

www.muni.org/Planning/2040actions.aspx

Contact the Planning Department:

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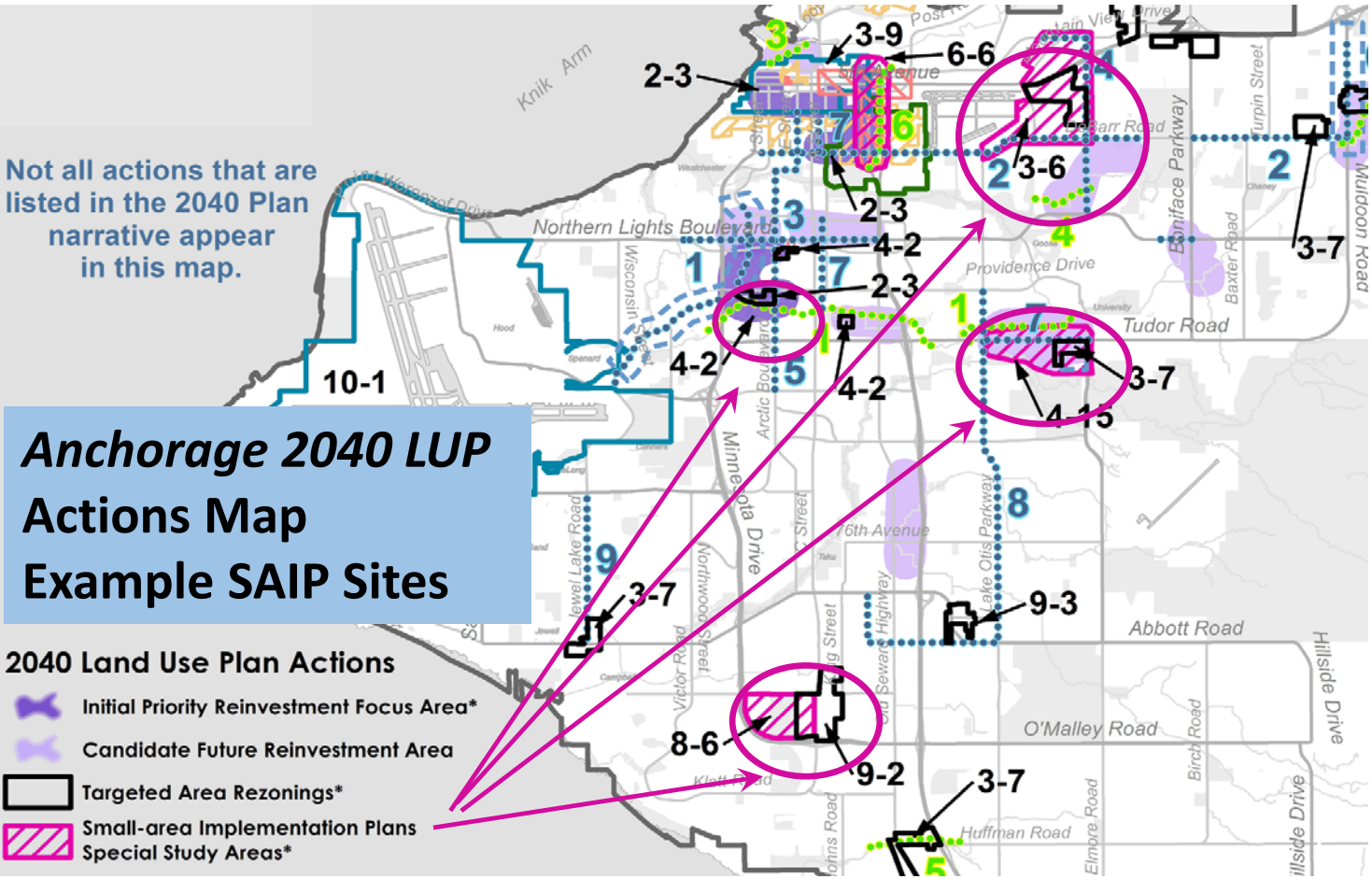


SAIP Ordinance Overview

The draft SAIP ordinance is similar to the process of the Institutional Master Plan in code and includes sections to guide submittal requirements and approval procedures. The SAIP process permits the establishment of customized or alternative site-specific development standards. SAIPs provide a single process for numerous land use entitlements where multiple approvals would otherwise be required. Targeted approval criteria require a SAIP to conform to municipal plans and policies, and compliance standards ensure SAIP developments remain consistent with expectations. The ordinance spells out SAIP modification guidelines and requires an annual progress report on project developments.

SAIPs and RFAs

SAIPs will be tied to Reinvestment Focus Areas (RFA) and RFA development agreements. The Municipality is currently drafting an RFA ordinance. Once an RFA is mapped and established by Assembly approval, a SAIP is required for the RFA area. Elements from the SAIP guide the terms and conditions of development agreements. Priority SAIPs associated with important RFAs have been highlighted in the 2040 LUP Actions Map (below).



Public Involvement – Review Process	
Winter 2020-21	Review Draft code changes available for public review.
Spring 2021	Public Hearing Draft code changes available for public review and hearing at Planning and Zoning Commission.
Summer 2021	PZC-Recommended Draft code changes available for public review prior to Assembly hearing, deliberations, and final approval.