

**From:** Bonnie Harris [tavi2@gci.net]  
**Sent:** Monday, June 13, 2011 8:45 PM  
**To:** info@communitycouncils.org  
**Subject:** FW: Title 21 - Dan Coffey's speech on KSKA 91.1 today at 2pm

Please forward this to South Addition Community Council's e-mail list.

Bonnie Harris, President

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**From:** Anchorage Citizens Coalition [mailto:anchoragecitizenscoalition@gmail.com]  
**Sent:** Monday, June 13, 2011 12:16 PM  
**To:** undisclosed-recipients:  
**Subject:** Title 21 - Dan Coffey's speech on KSKA 91.1 today at 2pm

KSKA will air a special recorded, *Addressing Alaskans* with Mayor Dan Sullivan delivering his State of the City Address as part of the Building Owner's and Manager Association of Alaska (BOMA) luncheon on Monday at 2:00p.m. repeating at 7:00p.m. Included in this special program, former Assemblyman Dan Coffey delivers an update to Title 21. *Addressing Alaskans* was recorded live today at the Anchorage Hilton

Dan Coffey's Title 21 report was interesting. It follows Mayor Sullivan's state of the city report.

A few issues stood out to those of us who attended the Building Owners and Managers Association luncheon and speech last Friday:

1. Mr. Coffey mentioned two 'litmus tests' for making changes or amendments to the provisionally adopted Title 21. One was to put 'development' back in Anchorage 2020. The other was 'cost and benefit.'

These criteria imply that development interests, costs and benefits were not taken into account in the new Title 21. In fact, the municipality spent tens of thousands of dollars developing a cutting edge computer program that calculates development costs with clearly defined (therefore transparent and adjustable) cost factors. And developers were constantly given the floor at Assembly Title 21 meetings to explain how this or that provision would add to costs and needed to be cut back.

The computer program, by the way, shows that the majority of development under the new Title 21 will cost the same as today, *or less*. Since landscaping and sidewalks are less expensive than asphalt parking spaces, and parking requirements are legitimately reduced in the new code, development costs are down by trading landscaping and sidewalks for parking.

2. Mr. Coffey's one example of how unreasonable and expensive the new code would be was the required land for snow storage. Unfortunately, his statement was wrong, and spread misinformation.

Dan claimed 5 to 10 percent of the developed property would be reserved for snow storage. In fact the code proposes to reserve 5-10 percent of the parking lot space.

One fact he blew by is that snow storage typically consumes 20 percent of a parking lot. If you don't have that much space, the snow must be hauled off site.

Besides which...because storm water run off is such a major source of water pollution, current practice is for water management staff to require hauling snow *or* provide adequate snow storage on site. And they are well

aware the standard is 20 percent. But this standard is not in code and one of the Title 21 goals developers were adamant about was - just tell us what the rules are so we know them from the start.

The proposed code is clear, if politically compromised by developers in the Assembly committee meetings, but since it's something Dan Coffey disagrees with, it's to be compromised again.

3. Mr. Coffey's example of 'quality of life' was limited to Anchorage's 'beautiful scenery' and our creeks and streams, open spaces and signature parks such as Kincaid and Far North Bicentennial. In fact, the code has very little to do with our magnificent setting and parks, and more to do with the quality of life in our city, our neighborhoods and shopping centers. How our city will become a more healthy, safe and beautiful place to raise our families.

- sidewalks on both sides of streets,
- neighborhood shopping and commercial centers within convenient walking distance of homes,
- significantly more (and affordable) residential development downtown and in midtown,
- water that's free of oil and grease from parking lots,
- neighborhoods with less traffic noise and air pollution,
- more trees and landscaping to reduce our carbon footprint,
- design standards that allow some of our meager winter sunlight to hit the ground.

Can Mr. Coffey articulate why these benefits are worth keeping in the code? We have not yet heard him explain why these provisions are worth saving.

4. The biggest problem with the speech is that Mr. Coffey showed he is perfectly willing to throw out eight years of an open and mostly transparent process - that is full of compromises secured by developers - to take the 638 page Title 21 behind closed doors, rewrite it and then have his changes brought before Planning and Zoning in July, and to the Assembly in August.

Where will you be in July and August? Indoors at public hearings? or at your kids' ball games? fishing perhaps? gardening?

No. The plan is for the citizenry to review 638 pages of proposed code in the middle of the summer with chapters full of new amendments and adopt them within a few weeks.

What does Anchorage Citizens Coalition recommend at this point? Seven months after most of Title 21 was provisionally adopted by the Assembly?

Any amendments proposed by Dan Coffey and the administration should be brought forward one by one, just as previous amendments have been offered. Not as whole, rewritten chapters.

And public hearings should begin in the fall, after our summer is done and the kids are back in school, and we have a minute to breathe.

Let your assembly member know you need them to respect the years of public process that went into the provisionally adopted chapters, and not let them railroad the community with work done behind closed doors.

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"Great Cities are Made Up of Great Neighborhoods"  
- - Walt Parker