

South Addition Neighborhood Plan - Character of Neighborhood Group

PLANNING RECOMMENDATIONS

For South Addition Neighborhood Plan

Goal 1. Maintain Scale of Both Restoration Projects and New Development to Fit Neighborhood Context

Implementation Strategies

- A. Develop guidelines for new development or remodels.** *(The guidelines are to include items like rooftop structures, roof access stairs and other appendages that block views and sunlight without illegally increasing height defined by the existing zoning code. The guidelines are to include mechanisms that allow “variances” in exchange for improvements that enhance the neighborhood. In addition, the guidelines are to appropriately address the small scale/small lot development concept included in the Draft 2040 Land Use for R-2M and R-3 zoning districts.)*
- B. Create a South Addition tree inventory.** *(This document is to promote a diverse urban forest by providing guidance for species selection for new trees, and to provide guidelines for protecting existing character defining trees. Users of this inventory will be the municipality and citizens desiring information for private property enhancement.)*
- C. Develop the Park Strip Master Plan.** *(A master plan currently does not exist, but it is needed to capture a vision for the future use of the Park Strip as a regional open space asset that is integrated into South Addition neighborhoods along its length. A strong preference exists in the neighborhood character group for any future change to maintain open spaces that can accommodate a diversity of uses and activities. Most importantly, preservation of the unobstructed vistas to the mountains, to downtown and to the neighborhood is paramount.)*
- D. Establish a South Addition noise plan with viable enforcement mechanisms.** *(Numerous noise related conflicts exist in South Addition that define its character – for the worse. Currently there is no clarity in understanding the rules and ordinances related to noise in the neighborhood as there is no comprehensive document addressing the noise issues for South Addition. South Addition needs such document that also includes the mechanisms for enforcement. The two major sources of conflict are highway/street noise (generally due to high speeds or inappropriate vehicle use) and excessive noise emanating from large park strip events. The concerns that are most commonly brought up are: a.) truck noise on the couplets from high speeds and brakes, b.) suicidal speed bikes with suicidal speeds, c.) Harley group joyrides in seemingly endless loops on the couplets, d.) park strip events that appear to exceed allowed noise levels, e.) park strip events that are audible at hours that seem to be beyond of what is perceived as reasonable to hold large public events.)*

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Goal 2. Maintain Walkability

Implementation Strategies

- A. Coordinate sidewalk and road plowing and publish a predictable and reliable road maintenance plan for South Addition.** *(Ensure that the pedestrian and roadway maintenance is not in conflict and road snow removal does not impede on sidewalks. Develop a strategy that allows concurrent snow clearing at least on the neighborhood streets.)*
- B. Transfer state rights-of-way to the municipality in South Addition.** *(Ensure that pedestrians are considered with more weight in maintenance and road safety decisions. This change would be most significant for the A-C couplet, the I-L couplet and West 15th Avenue.)*

Goal 3. Underground all Utilities to Improve Visual Character of South Addition

Implementation strategies:

- A. Research ML&P's current service area undergrounding plan (if one exists) and update with a focus on South Addition.** *(A collaboration between ML&P and the neighborhoods is necessary to achieve the goal of utility undergrounding in a predictable manner.)*
- B. Create a South Addition Utility Undergrounding Plan.** *(A plan with implementation strategies for all South Addition neighborhoods is necessary in order to complete the undergrounding process. No new overhead utilities are to be allowed. I.e. any new improvements would have to be undergrounded, just like a new service to buildings is supposed to be undergrounded per ML&P. The plan has to address the communication utilities that are located on the same poles, as well as street lighting that often occupies space on electric utility poles in the old neighborhoods. See street lighting below as well.)*
- C. Conduct an audit of the ML&P undergrounding process to date.** *(The "Shamberg" ordinance has been in effect for years, but no-one knows how it is being implemented by ML&P or Chugach for that matter. An accounting of the funds expended, the projects completed and the progress evaluated is desired by the neighborhood group.)*

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Goal 4. Preserve Dark Sky and Eliminate Light Trespass

Implementation strategies:

- A. Create and Publish Street Lighting Plan** *(The plan is to describe the light levels before the lights are installed by the utility. It is to include a mechanism that addresses light trespass issues from street lights. New installations should focus on minimum height, appropriate light levels, luminaire surface brightness, diffusion and quality. Work with utility to develop the desired effect by choosing the appropriate fixture with no glare and optimal, and consistent color temperature that fits the characteristics of the immediate area. The lighting plan should also account for the eventual undergrounding of power lines that results in the loss of power poles that currently support the street light fixtures. The lighting plan should be developed prior to the implementation of the undergrounding plan so an efficient and attractive street lighting scheme can be installed at the time of undergrounding.)*

Goal 5. Know Your Neighbors, Create Strong Neighborhoods, Allow Change that is not out of Place

Implementation strategies:

- A. Create a “Public Services Database” for easy public access via the Internet.** *(Link each parcel in the MOA GIS database that is used for tax information purposes with every public service that applies to the parcel. All parcels should be able to find their connection to public services.)*
- B. Develop a Developers Pamphlet** *(It is necessary that development is advised in such a way that unique characteristics of South Addition are preserved. A pamphlet that describes the goals listed above and explains how they help maintain neighborhood character helps communicating the issues that are important. The pamphlet is to provide advice on how best achieve the goals and offers guidance. Its acknowledgement of receipts becomes a requirement for the pre-application meeting for any building permit.)*
- C. Create a mechanism to address absentee landlords.** *(This is not a frequent issue in South Addition, but it exists. There must be a way to reach out and encourage responsible neighborly behavior by landlords, even if they are out of state.)*

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Neighborhood Character Group Notes

The Planning Recommendations above were developed by South Addition residents; Anna Burke (anna.burke@gmail.com), Tamás Deák (tdeak@kpbarchitects.com), Joe Dugan (joseph.dugan@gmail.com), Kelly Fisher (fisherkelly@mac.com), Ted Gardeline (tgardeline@acsalaska.net), Sandy Ramsey (sramsey@alaska.net) during a December 3, 2017, a January 14, 2017 and a February 11, 2017 planning session.

Research and Support Information Notes

Dark Sky Issues: International Dark Sky Association www.darksky.org

Anchorage Land Use Plan Map link:

[https://www.muni.org/Departments/OCPD/Planning/Documents/Anchorage%202040%20Land%20Use%20Plan/LUPM Main 6 15 16 36x53.pdf](https://www.muni.org/Departments/OCPD/Planning/Documents/Anchorage%202040%20Land%20Use%20Plan/LUPM_Main_6_15_16_36x53.pdf)

Planning Department Link to Anchorage 2040 Land Use Plan

<https://www.muni.org/departments/ocpd/planning/projects/anchlanduse/pages/default.aspx>

Anchorage Municipal Code Noise Control Chapter

[https://www.municode.com/library/ak/anchorage/codes/code_of_ordinances?nodeId=TIT15E NPR CH15.70NOCO](https://www.municode.com/library/ak/anchorage/codes/code_of_ordinances?nodeId=TIT15E_NPR_CH15.70NOCO)

Urban Forestry. Landscape Plants for Alaska (this website collaboration is the closest thing we have about woody vegetation that would actually chose to survive here, if we did what we need to in promoting that concept)

<http://www.alaskaplants.org/>

Sandra Ramsey contacted South Addition resident Suzanne Forster for advice about notable trees. Ms. Forster is interested in helping with a tree inventory process in addition to offering general support. She worked at the muni greenhouse in the 80's and knows about unique trees in South Addition. Tamas Deak reached out to Stephen Nickel at the state's Community Forestry Program for the same reason to see what data Stephen has gathered in the neighborhood for the tree inventory project conducted about 6-8 years ago.