



Fairview Community Council

c/o Fairview Community
Recreation Center
1121 E. 10th Avenue
Anchorage, AK 99501

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August 14, 2009

Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

RE: S11764-1

To Whom It May Concern:

At last night's General Membership meeting of the Fairview Community Council, a sense-of-the-body motion was passed by a vote of 10-1 to recommend that a decision regarding the subdivision from two lots to one lot of lots 11 and 12 of Block 3C, Third Addition be delayed until such time as concerns raised by area residents can be adequately addressed by the petitioner.

These concerns relate to parking, snow removal, public safety, and conformance of the proposed development with the draft Fairview Neighborhood Plan.

First, the current lots are vacant and the adjacent multi-unit complex to the west has traditionally used part of the westernmost lot as parking. The loss of this parking will create spill-over impacts in that there will no longer be adequate parking for the older multi-unit complex. This will create problems with spill-over parking and snow removal during the winter.

Second, the Fairview area is laid out in the traditional neighborhood style with alleyways. The building footprint should be at the southernmost end of the property with parking placed to the north by the alley. The current site design places all the off-street parking between the sidewalk and the front of the building. This is inappropriate for a heavily pedestrian urban neighborhood that serves to provide affordable workforce housing for downtown businesses easily accessible by bike, walking and transit.

Third, this specific project on this specific site poses a potential public safety risk, in that it is both on a corridor frequented by street inebriates, and is directly across from a well established, ongoing problem drug house. The Fairview Community Council Public Safety Committee, and the CAP team of the Anchorage Police Department has identified houses on both sides of the proposed site as problem drug houses, and we believe that the influence of these two elements will contribute to the failure of the intended use for the site, as well as providing additional places for problem individuals to take root.

Fourth, the proposed development is not in the best interest of the Fairview neighborhood nor the community as a whole. The community council is not entirely convinced that RurAL CAP, an organization with a mission of helping chronic public inebriates into housing, will not ultimately use the planned seven-unit building for this purpose. The draft Fairview Neighborhood Plan argues that this community should "not bear an excessive burden of responsibility when addressing city-wide problems." We believe that re-platting these lots for this purpose represents a conflict with one of the guiding principles of our Neighborhood Plan.

In conclusion, while RurAL CAP has communicated with the community council about their plans, such efforts have been perfunctory. The fast-track approach being taken by RurAL CAP with this project is producing a poorly thought out project that is badly laid out for the site and the neighborhood. As such, the Fairview Community Council respectfully requests that the Platting Officer delay making a decision on case S11764-1 until such time that the petitioner and the council membership are able to satisfactorily resolve the issues stated in this letter.

Regards,



Sharon Chamard
President, Fairview Community Council

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