



Municipality of Anchorage

Planning Department

Memorandum



Date: February 29, 2024
Subject: Fairview PEL
To: Seward-Glenn Planning & Environmental Linkages (PEL) Team
Through: Craig Lyon, Planning Director
Through: Ryan Yelle, Long Range Planning Manager
From: Daniel Mckenna-Foster, Senior Planner, Long Range Planning

SUMMARY

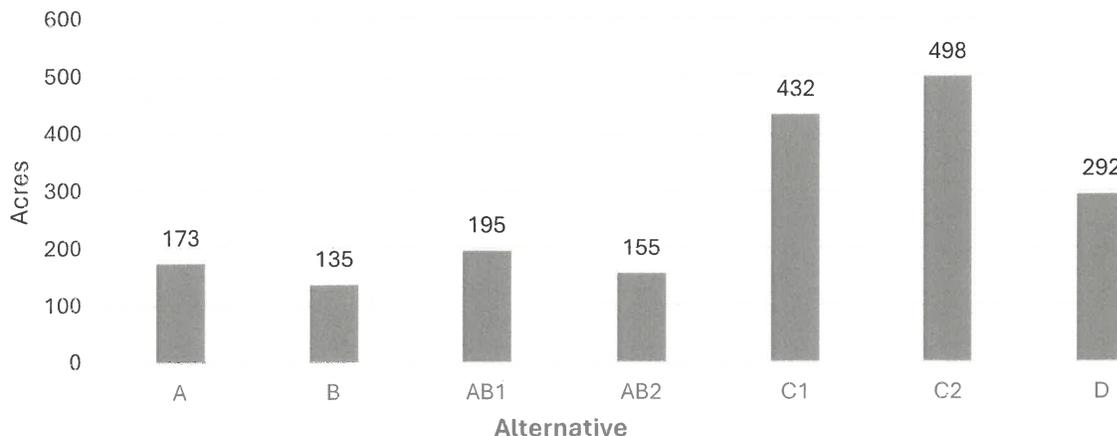
A preliminary analysis of the alternatives presented as part of the 2024 Seward-Glenn Planning and Environmental Linkages Study (PEL) materials made available at the February 2024 Open House indicates that all designs could have significant impacts on private property, housing units, and zoning capacity throughout the project area and the Municipality of Anchorage (MOA) overall. The Planning Department requests that additional information be made available to the public, with specific items detailed on the last page of this memorandum.

PARCEL ANALYSIS

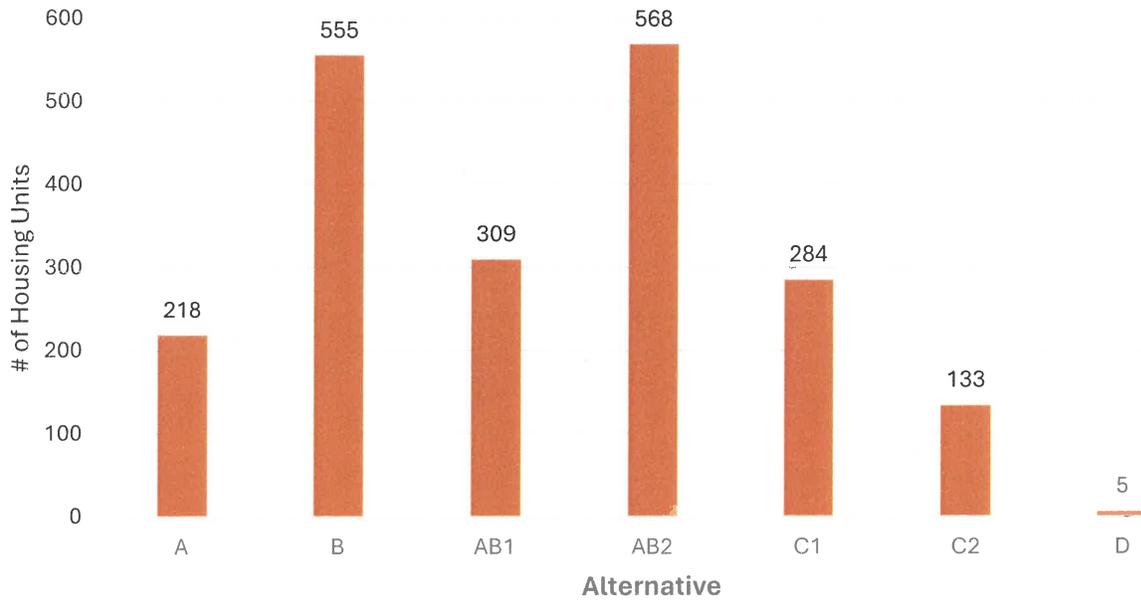
An intersection analysis of available mapping layers for project design alternatives and MOA parcel data indicates that all presented design alternatives would have significant impacts on acreage, housing units, loss of net taxable value, and zoning capacity. The charts below highlight the results of this preliminary review:

2024 Seward to Glenn Connection PEL Study:

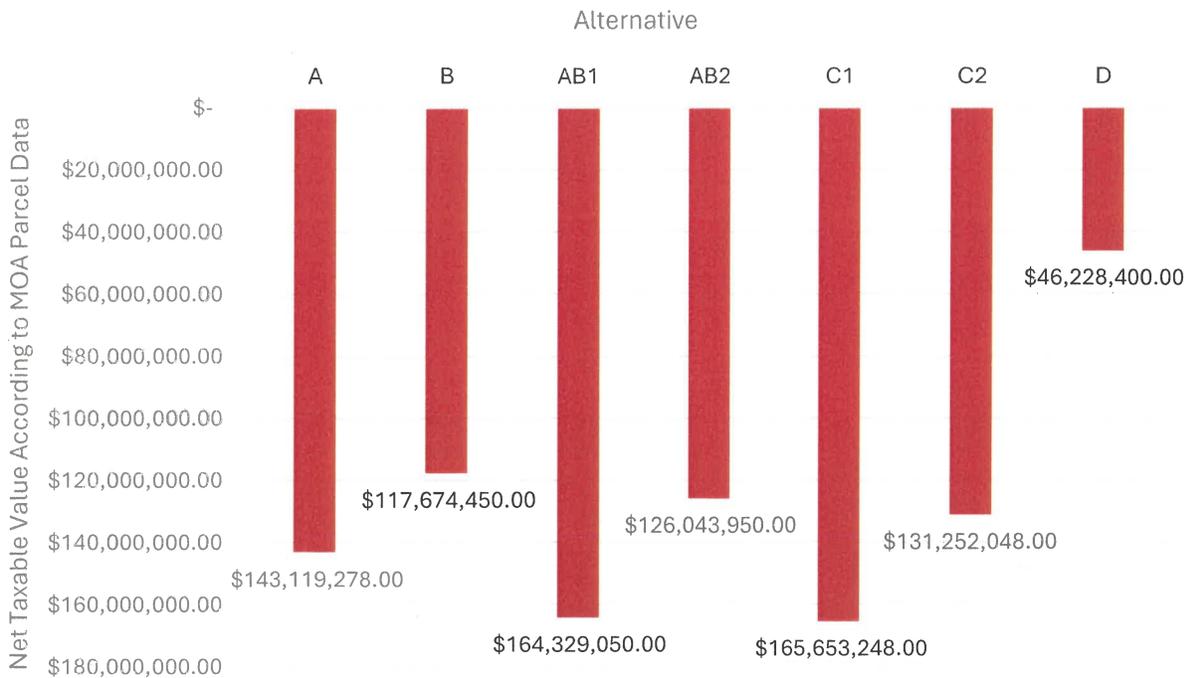
Total Acreage Affected (Preliminary Analysis)



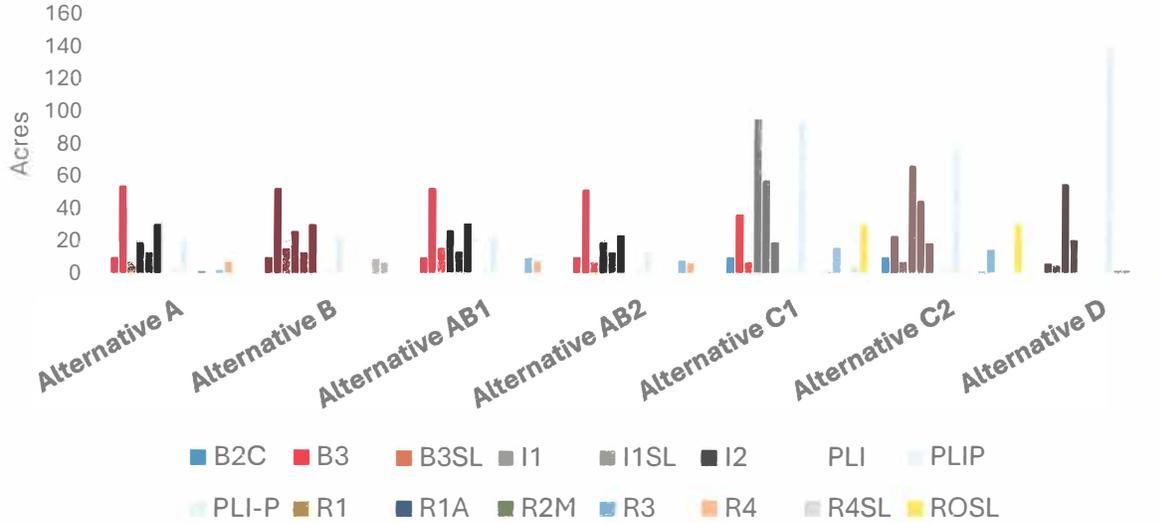
2024 Seward to Glenn Connection PEL Study: Housing Units Affected (Preliminary Analysis)



2024 Seward to Glenn Connection PEL Study: Net Taxable Value Affected (Preliminary Analysis)



2024 Seward to Glenn Connection PEL Study: Affected Zoning Capacity (Preliminary Analysis)



The final chart above shows how many acres of each zoning district would potentially be affected by each PEL design alternative. Analysis of Alternative A, for example, indicates that 2.3 acres of R-3 zoned-land would be affected or eliminated, and 7.5 acres of R-4 zoned land would be affected or eliminated. Although small in terms of acreage, the potential capacity of these areas is significant: 2.3 acres of R-3 zoned land could potentially yield 15-40 dwelling units per acre (35-92 housing units) and 7.5 acres of R-4 zoned land could potentially yield 40+ dwelling units per acre (300+ housing units). Other alternatives appeared to remove larger quantities of land with high-capacity residential zoning.

ADDITIONAL DISCUSSION

The 2014 Fairview Neighborhood Plan provided specific guidance on how future infrastructure along the Gambell Ingra corridor should look. Master planning processes for the Chester Creek corridor may also have specific guidance about future land use in these areas. Guidance and designs from these planning efforts should be more clearly incorporated into the design alternatives proposed by the PEL team.

METHODOLOGY

We were able to locate polylines for the design alternatives from publicly-available [ArcGIS servers](#) and then use the “select by location” function in ArcGIS Pro to select affected parcels based on intersections with MOA parcel data. We simplified polylines to only those lines related to vehicular roads and bridges, and manually removed most parcels which did not seem to be significantly affected by proposed infrastructure. Greater impacts could exist with the inclusion of pedestrian and multi-use path infrastructure. The numbers for housing units come from MOA parcel data related to “living units”, and all analysis on net

taxable value and acreage is based on the most current MOA dataset available in February 2024. Limitations of this analysis:

- Polylines used for estimating proposed infrastructure locations are assumed to be accurate, but not verified.
- This analysis does not consider potential ROW widths as it is based on polylines and not polygons.
- The analysis does not combine or clean-up zoning categories that may be labeled differently in the MOA parcel data such as PLI-P and “PLIP”.
- The intersection analysis selects any parcel touching the polyline, regardless of the size of the parcel or area affected. As noted above, we manually removed any visibly large parcels that appeared in the intersection analysis but did not appear to be significantly impacted by the designs.

REQUEST FOR ADDITIONAL INFORMATION

The Planning Department requests the following so that any impacts of all design alternatives may be better understood:

1. Provide all design alternatives with either an aerial basemap or a basemap that includes a building layer.
2. Provide an accounting of the number of both publicly owned parcels and privately owned parcels that are likely to be affected by each design alternative.
3. Provide the number of housing units potentially affected or removed by each design alternative.
4. Provide the acreage of each zoning district that would be removed or changed by each design alternative, and a calculation of the zoning capacity (in dwelling units per acre) that would need to be replaced elsewhere in Anchorage. Provide strategies for how to replace this lost zoning capacity in other areas of the Bowl.
5. Provide the amount of net taxable value affected or removed by each alternative converting taxable land into right-of-way land.
6. Provide additional information about how any presented design alternatives implement the 2014 Fairview Neighborhood Plan and plan for Chester Creek improvements, as applicable.
7. Provide additional detail for the interim solution, including potential design lines.