

Spenard Community Council Resolution #2022-09

A Resolution Supporting Expansion of the Central Spenard Deteriorated Area

WHEREAS, the Spenard Community Council (“SCC”) is an organization representing the interests of the residents of the Spenard area of Anchorage; and

WHEREAS, the purpose of community councils is to provide a direct and continuing means of participation in local government and local affairs; and

WHEREAS, the SCC represents an area bordered by Arctic Boulevard on the east, West International Airport Road to the south, and portions of Lake Hood, Fish Creek, West Northern Lights Boulevard, and Minnesota Drive to the west; and

WHEREAS, the high cost of remediation, redevelopment, and deficient or missing public infrastructure, such as roads and subsurface utilities make housing development and/or redevelopment in established neighborhoods like Spenard difficult, if not impossible, without tools like tax incentives; and

WHEREAS, the Anchorage 2040 Land Use Plan, adopted September 26, 2017, prioritized a large area within the SCC boundaries for strategies and actions to achieve Anchorage’s desired land use goals, including designation as a Reinvestment Focus Area (RFA) and other incentives such as property tax abatement and/or deferrals to encourage development and redevelopment;

WHEREAS, pursuant to Anchorage Municipal Code chapter 12.35, the Anchorage Assembly passed and approved AO No. 2020-97 on October 1, 2020, establishing the *Central Spenard Deteriorated Area* within the SCC boundaries to encourage redevelopment and/or new construction, particularly new housing and/or residential/commercial mixed-use development; and

WHEREAS, the definition of *deteriorated area* includes “... unsafe, unsanitary or overcrowded buildings; environmentally contaminated; vacant, overgrown and unsightly lots of ground; a disproportionate number of tax delinquent properties; excessive land coverage; economically or socially undesirable land uses”; and

WHEREAS, areas to the north and south of the current *Central Spenard Deteriorated Area* also meet the definition of *deteriorated area*, face the same the high cost of remediation, redevelopment, and deficient or missing public infrastructure, such as roads and subsurface utilities, and could be developed and/or redeveloped with a variety of housing types and densities, all of which will help address the growing housing crisis in Anchorage;

NOW THEREFORE BE IT RESOLVED, the Spenard Community Council urges the Municipality of Anchorage and the Anchorage Assembly to support expansion of the *Central Spenard Deteriorated Area* to encourage redevelopment and/or new construction, particularly as new housing and/or residential/commercial mixed-use development.

2nd November

Resolved, this 5th day of ~~October~~, 2022.



Spenard Community Council President

11/15/22

Date

Vote: 11 in favor, and 1 opposed.