

June 10, 2016

From: paulrstang@gmail.com

Subject: UACC comments on 2/29/16 draft Anchorage Bowl Land Use Map

To: Tom Davis <DavidTG@mini.org>

Cc: "Carol C. Wong, Manager" <WongCC@ci.anchorage.ak.us>, "Kristine Bunnell, Senior Planner/ Project Manager" <BunnellKR@ci.anchorage.ak.us>, Steve Zemke <KateSteve@gci.net>, Joanna Nardini <jnardini@gci.net>, Al Milapaugh <Prideplace@aol.com>, Russell Kell <rk9979@gmail.com>, Jacob Gondek <jacob.gondek@alaska.gov>, Barbara Garner <bebg42@me.com>

Bcc: SusanJShare@gmail.com

Hello Tom,

These are the consensus comments of the University Area Community Council on the 2/29/16 draft Anchorage Bowl Land Use Map on two specific areas. The UACC would be pleased to meet to discuss ways for our views to be incorporated in the Anchorage Bowl Comprehensive Plan. Our next planned UACC meeting is September 7, 2016, but members of our Executive Board and I could meet with you in the interim if that would be helpful.

We appreciate all the work on the land use plan and map to date and the opportunity for our community council to provide comments.

Best regards,

Paul Stang
President, UACC

1. Residential and mixed-housing neighborhood south of 40th Ave. and north of Tudor Road

- High density urban residential land use designation is appropriate as this area is redeveloped. Lots fronting Piper Street should include housing, not just medical offices. Infill housing in neighborhoods east of Piper Street should include high density, architecturally-enhanced buildings such as new duplexes, four-plexes, small cottages, townhouses, multiple dwelling units above common garages, condominiums and affordable housing with bus stop pull-offs, walking pathways, and year-round bike lanes and sidewalks.

2. Tudor Road commercial corridor from Piper Street to and including the intersection with Lake Otis Parkway

- This area should be re-designated as a mixed use center and/or mixed use Main Street-city center that allows for mixed use development that encourages a combination of high rise and mid-rise housing units and as well as commercial and retail businesses.

Commercial and mixed use properties should have the appearance of the most popular option depicted at the Muni's Land Use Map open house earlier this year. Pedestrian bridges and skywalks, as well as the location of sidewalks with indigenous plantings and low fences should move pedestrians away from traffic. The Muni should encourage the establishment of businesses that serve the local population year round and provide neighborhood gathering places.

- The above types of development were determined to be financially viable in the UMED District Plan's Economic Analysis.

- Issues to be addressed for this area include the lack of aesthetics, restaurants and grocery stores, pedestrian and bicycle safety; provisions to integrate seniors (the fastest growing part of our population and especially important given the proximity of this area to major medical facilities) into our neighborhoods, creating a positive community feeling; and ways to make the area more walkable and minimize use of motorized vehicles.