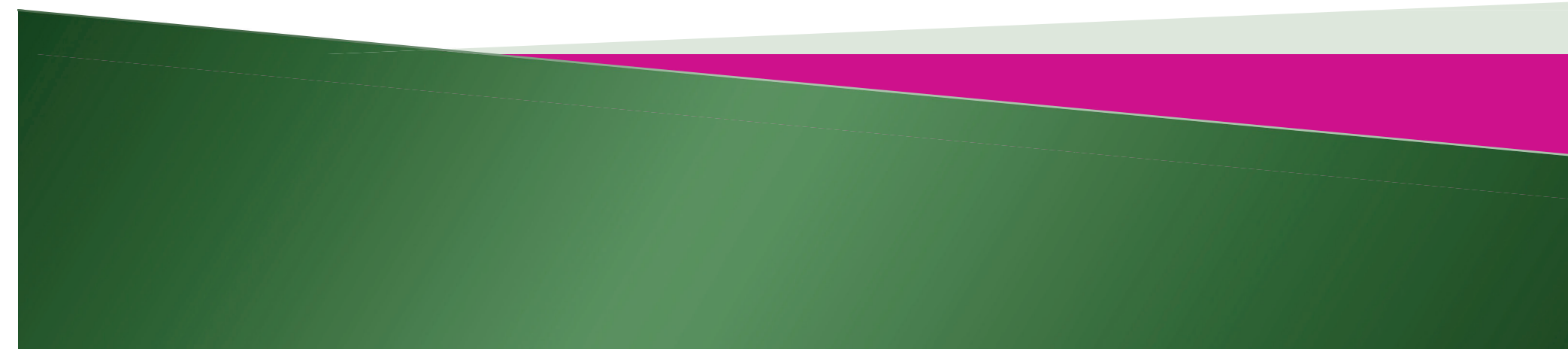


# Reconnecting Fairview

Building a Revitalized Urban Core



# Fairview Neighborhood



STREET SIGNS GO UP IN FAIRVIEW

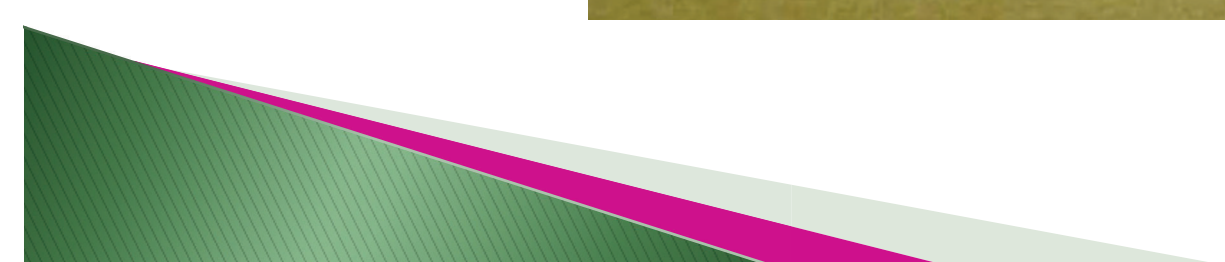
Mr. and Mrs. Warren Nystrom admire one of the more than 200 street signs set up in Fairview (Eastchester). In addition to naming both streets at intersections the signs also say "Fairview, Alaska." As traffic commissioner of the community Mrs. Nystrom has been instrumental in getting duplicate street names eliminated and in having the signs erected. The one above is across the street from the Nystrom home.

# 1965 Anchorage Plan

This planning area is located on the southeastern fringe of the downtown Anchorage business district. Most of it is flat, with the exception of the northwest corner near Ninth Avenue and Hyder Street, where the land dips, forming a hollow.

Merrill Field forms an effective barrier to through traffic moving east or west on all but Fifteenth Avenue, while the Chester Creek bluff provides an equally effective barrier to through traffic traveling north and south on any but Gambell Street. However, when the Ingra-Gambell Couplet goes in to use, it will cut the neighborhood and create an island two blocks wide and ten blocks long.

## FAIRVIEW



# Gambell-Ingra Corridor

## Tax incentive proposed to spur Fairview projects

**Assembly to examine benefit for developers to bring life back to 65 city blocks.**

By NATHANIEL HERZ  
nherz@adn.com

The Anchorage Assembly will begin looking at a plan next week aimed at reviving a commercial corridor that runs through the center of the Fairview neighborhood.

Assemblyman Patrick Flynn, who represents the area, is sponsoring a measure that would allow developers to get property tax exemptions if they invest in local commercial or residential projects.

Representatives of the Fairview Business Association, the Anchorage Downtown Partnership, and other groups have pushed for the proposal, which could help stimulate new construction and redevelopment in an area dotted with vacant lots, shuttered businesses and run-down buildings.

Flynn's proposal declares a 65-city-block stretch of Fairview and East Downtown as a "deteriorated area," which allows city officials to grant tax breaks to developers.

The area is essentially two large rectangles. One consists of property between B Street and Medfra Street, and between East Third Avenue and

East Seventh Avenue.

The other runs from East Seventh Avenue to East 16<sup>th</sup> Avenue, between Fairbanks and Ingra streets.

The exemptions would only be allowed to offset increases in property tax that stem from the completion of a development project, according to Flynn's proposal.

And the exemptions can amount to no more than developers spend on infrastructure improvements, and environmental testing and remediation. Other spending can be applied to an exemption if it's specifically approved by the Assembly.

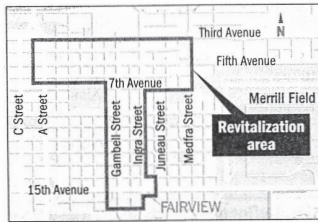
S.J. Klein, former president of Fairview's community council, said that Flynn's proposal is just one of several measures needed to revive the corridor along Ingra and Gambell streets.

Others include getting clarity from the state Department of Transportation about its plans for major roads in the area, and fighting what Klein describes as Fairview's "chronic inebriate issue."

"The whole corridor really is a failure right now," Klein said, adding that "nobody wants to invest" there.

Flynn's proposal, he said, "is a first step."

Reach Nathaniel Herz at nherz@adn.com or 257-4311.



PAMELA DUNLAP-SHOHL / Anchorage Daily News



# Building a New Vision

**FAIRNESS**  
for FAIRVIEW  
*IT'S TIME.*

## Reconnecting Fairview

Neighborhood Revitalization through Community-Led Highway Redesign

**THE PROGRAM** The DOT's Reconnecting Communities Pilot Program will provide planning grants to restore community connectivity through the removal, retrofit, mitigation, or replacement of transportation facilities that create barriers to community connectivity, impacting mobility, access, or economic development, due to high speeds, grade separations, or other design factors.

**RECONNECTING FAIRVIEW** The Fairview community seeks to revitalize the Gambell/Ingra Corridor with economic analysis, traffic modeling, greenway design, and robust public engagement including civic dialogues and visualization processes. The Reconnecting Fairview project includes the following strategies to re-envision a thriving neighborhood:

- Lead public engagement activities on a positive future and to re-envision the highway through Fairview to improve non-motorized mobility, safety, connectivity, and economic vibrancy.
- Conduct advanced planning studies to down-size the highway couplet including: non-motorized traffic modeling, Complete Streets and alternative roadway design for a Greenway and Woonerf and converting Gambell and Ingra to three-lane boulevards.
- Lead planning activities by developing locally driven land use and zoning reform including finalization of a Form-Based Code Overlay Zone and Winter City Design Guidelines that promote mixed-use development, and restoration of economic vitality.



**SUCCESS!** On Feb 28, 2023, the US DOT has awarded the Reconnecting Fairview proposal \$537,660 (for a total project cost of \$672,076) through 2025. The timeline and details are still TBD, and the team will work with the community and partners to move forward in Fall 2023.

The Fairview Community Council leads the Fairness for Fairview initiative, in partnership with NeighborWorks Alaska. For more information, visit: [www.FairviewAK.org](http://www.FairviewAK.org)



Fairview  
Community  
Council

# Circumpolar North

- ▶ Anchorage is located in the Circumpolar North, the northernmost part of the Earth, including the Arctic and Subarctic regions.



## **Toivo Pekkanen, Finland - 1946**

**“ Winter is the true season of the North. Spring is only a promise that something great is about to happen; Summer is only an illusion of what people, during some hot days or weeks, at the most, believe to be true; Autumn means death, it is the dark grave of the promises of the Spring and of the illusions of the Summer. But Winter is something that really exists. Winter - it never deceives. It always comes back. ”**

# Creating a Unique Sense of Place

- Life at 61.2 Degrees North Latitude
  - Means living with the presence of domineering shadows
  - Not the quiet shadows of the Lower 48
  - But Loud shadows that demand you feel them



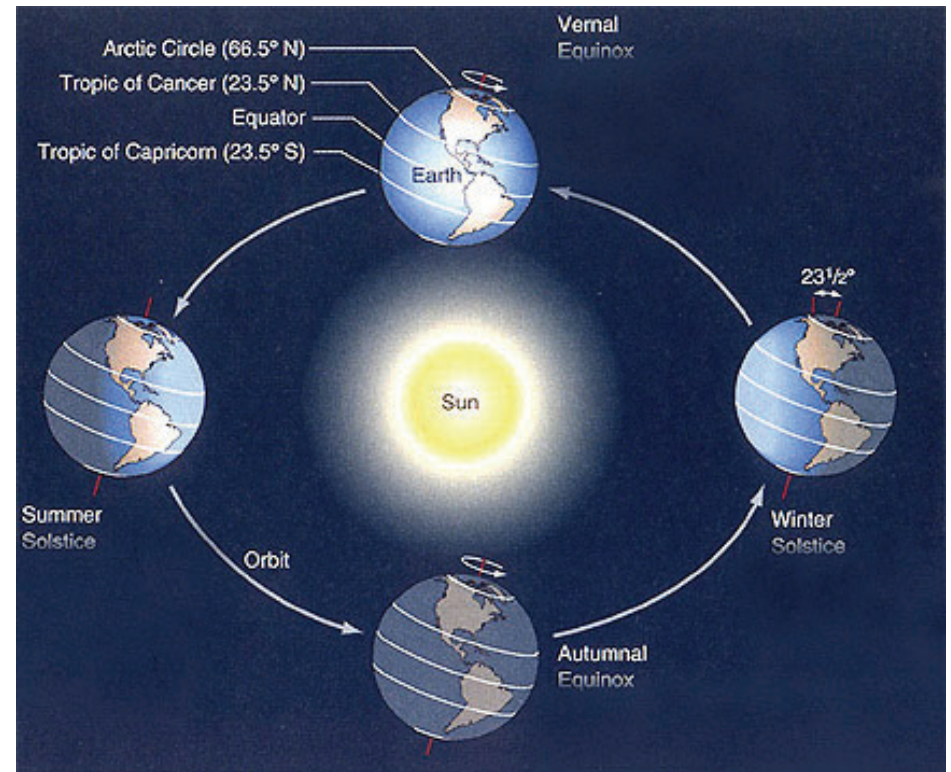
“To Think of Shadows is a Serious Thing”

Victor Hugo



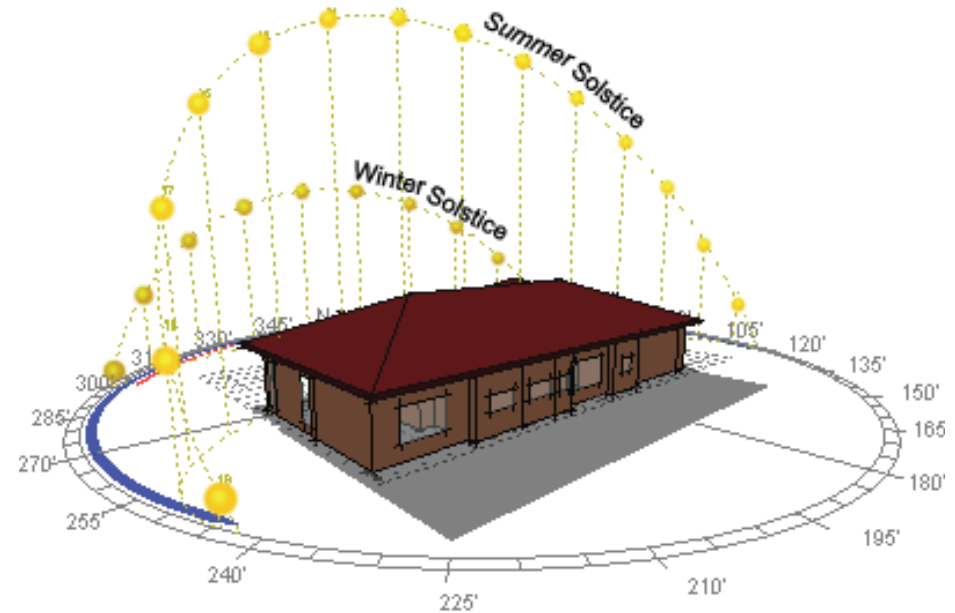
# Why such extreme Shadows?

- ▶ Earth has a tilt of 23.5 Degrees as it circles the Sun
- ▶ Extremes of Light = Earth tilted toward the Sun
- ▶ Extremes of Dark = Earth tilted away from the Sun



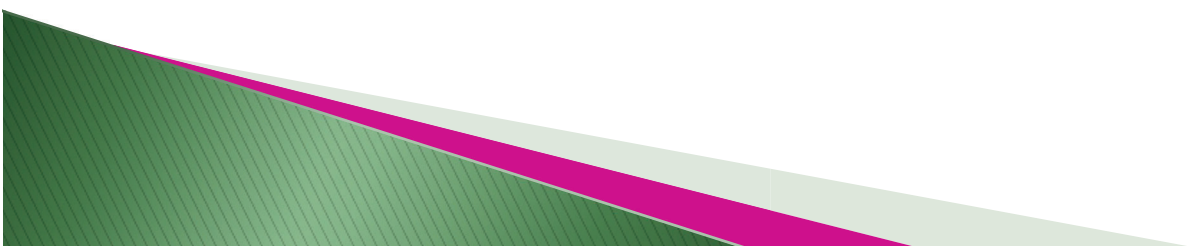
# Duality of Subarctic Life

- ▶ Shadow is a natural part of light.
- ▶ Shadow belongs to light as an intermediary to darkness, the alter ego of light.
- ▶ This relationship reflects a core aspect of sub-arctic life – Duality.



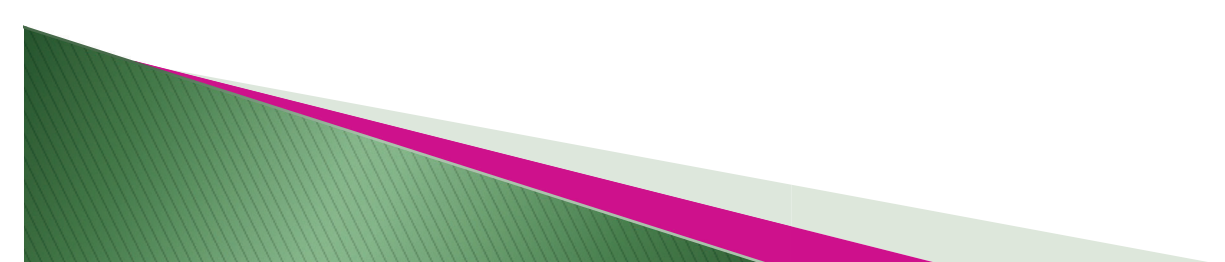
# Shadow Spaces

- ▶ Shadow Space has an inordinate impact on the quality of life for one living in a subarctic location.
- ▶ Shadow Space has lower ambient temperatures than areas where the sun has influence.
- ▶ Shadow Space must be balanced with Light Space.



# What is the Design Issue?

- ▶ Future of the Anchorage Bowl is increased urban density with:
  - Taller Buildings
  - Greater Mass
  - Larger Site footprint
- ▶ Such development blocks the Sun and creates more intense Shadow Spaces
- ▶ Without mitigation, the Shadows will be deep, foreboding, cause a person to feel a sense of unease and degrade a person's health



# Public Health Concerns

- ▶ Seasonal Affective Disorder can adversely impact a person. Often referred to as "Cabin Blues" and peaks in February of each Winter.

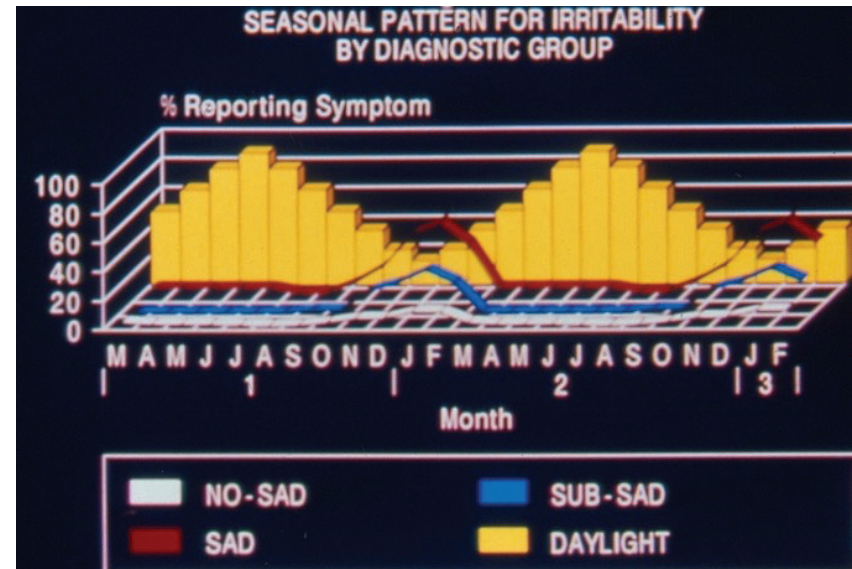
## Seasonal Affective Disorder

### Winter Symptoms

- ▶ Irritability
- ▶ Sleepiness
- ▶ Increased Appetite
- ▶ Weight Gain
- ▶ Fatigue
- ▶ Depression

### Alaska Case

- ▶ 9 % seriously affected by SAD
- ▶ 19% are sub-SAD (some but not all symptoms)
- ▶ 50% subject to spells of low energy, overeating and poor sleep.



# Shadow Spaces

- ▶ Design example:
  - Translucent Buildings can incorporate designs that minimize shadows produced by higher density.



# Shadow Spaces

- ▶ Design example:
  - One can use **Color** to brighten up the Shadow Space
  - Color can be an inexpensive way to make a space more vibrant.
  
- Photos from Siberian towns



# Anchorage – A New Approach

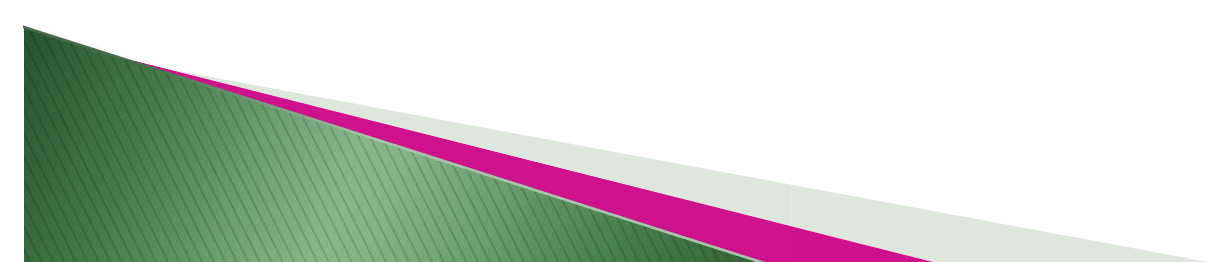
- ▶ Only Major Metropolitan Area on North American continent located in the Subarctic Circumpolar North region of Earth.
- ▶ Acknowledge our uniqueness with a Form Based Code approach to regulating land use development and with Winter City Design Guidelines





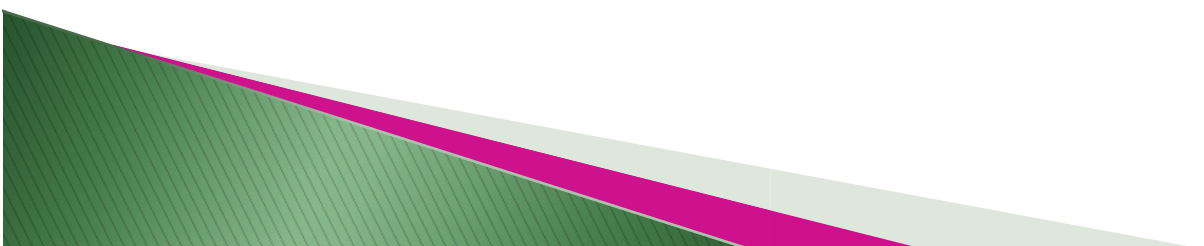
# A Place to Begin

- ▶ Revitalization of the Gambell–Ingra Corridor provides a test bed for a new urban design:
  - Winter City Design Guidelines
  - Innovation Area Zoning
    - Innovation Ecosystem
    - Community Fabrication Lab
    - STEAM emphasis
    - Arena District/Main Street
  - Fairview Greenway – “Complete the Loop”
  - Complete Streets



# HHAND Commission

- ▶ How the Commission can support efforts to reconnect the Fairview Community.
  - Include in the Consolidated Plan
  - Pass Resolution of Support
  - Participate in the revitalization process



# Reconnecting Fairview

Questions?

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