

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 12-2-14
AMENDMENTS TO EXHIBIT A OF THE
EAST ANCHORAGE DISTRICT PLAN
PASSED 12-2-14

Submitted by: ASSEMBLY MEMBER PETERSEN
Prepared by: Assembly Counsel
For reading: December 2, 2014

ANCHORAGE, ALASKA
AO No. 2014-139(S)

1 AN ORDINANCE ADOPTING THE *EAST ANCHORAGE DISTRICT PLAN* AS AN
2 ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING ANCHORAGE MUNICIPAL
3 CODE TITLE 21, LAND USE PLANNING (OLD CODE—EXPIRES DECEMBER 31, 2014),
4 SECTION 21.05.030A.; AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21,
5 LAND USE PLANNING (NEW CODE—EFFECTIVE JANUARY 1, 2014), SECTION
6 21.01.080B., TABLE 21.01-1.

7
8 (Planning and Zoning Case No. 2014-0064)

9
10 **THE ANCHORAGE ASSEMBLY ORDAINS:**

11
12 **Section 1.** The *East Anchorage District Plan* Public Hearing Draft dated March 2014 (Exhibit
13 A), as amended by Planning and Zoning Commission Resolution No. 2014-044 (Exhibit B),
14 **and as further amended by the Assembly in Attachment 1**, is adopted as an element of
15 the Comprehensive Plan.

16
17 **Section 2.** Anchorage Municipal Code (OLD CODE) section 21.05.030A. is amended to
18 read as follows (*the remainder of the section is not affected and therefore not set forth*):

19
20 **21.05.030 Elements.**

21
22 The comprehensive plan consists of the following elements, which are incorporated in
23 this chapter by reference. While they may be valid planning tools, plans or other
24 elements that are not listed below or incorporated into the comprehensive plan
25 elsewhere in this Code are not official elements of the comprehensive plan. If
26 elements of the comprehensive plan conflict, the element most recently adopted shall
27 govern.

28
29 **A. Anchorage Bowl.**

30 *** **

31 **15. East Anchorage District Plan, (insert effective date) (insert AO no. and**
32 **date).**

33 *** **

34
35 (AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4, 2-20-01; AO
36 No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02; AO No. 2002-119, § 1,
37 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No. 2003-129, § 2, 10-21-03; AO No.
38 2005-115, § 3, 10-25-05; AO No. 2006-93(S-1), § 2, 12-12-06; AO No. 2007-107, § 2,
39 8-28-07; AO No. 2008-74, § 2, 6-24-08; AO No. 2009-69, § 2, 6-23-09; AO No.

2009-104, § 3, 9-15-09; AO No. 2009-126, § 2, 12-1-09); AO No. 2010-22, § 2, 4-13-10; AO No. 2013-151, § 2, 1-14-14)

Section 3. Anchorage Municipal Code (NEW CODE) section 21.01.080B.1., Table 21.01-1 *Comprehensive Plan Elements*, is amended to read as follows *(the remainder of the section is not affected and therefore not set forth)*:

21.01.080 Comprehensive Plan.

*** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	***	***	***
	<u>East Anchorage District Plan</u>	<u>AO 2014-139(S): December 2, 2014</u>	
***	***	***	

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14)

Section 4. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 2nd day of December, 2014.



Chair of the Assembly

ATTEST:



Municipal Clerk

(Planning and Zoning Commission Case No. 2014-0064)

Attachment 1

AO 2014-139(S) Assembly Amendments to Exhibit A (East Anchorage District Plan Public Hearing Draft dated March 2014, as amended by Planning and Zoning Commission Resolution No. 2014-044 (Exhibit B))

Amendment 1:

Amend pages 32-33 as to read as follows:

2. Initiate a small area planning process for **developing a park at** the former greenhouse site at Muldoon and Debarr and complete a development plan for appropriate uses of this **[site, including a]** park. Secure a formal park dedication **[upon completion]**.

Desired Outcome

A new park at Muldoon and Debarr provides an activity and open space amenity to residents within the East Anchorage District and nearby neighborhoods. Input regarding the importance of parks and open space in East Anchorage is clear – these are assets worth protecting and enhancing. The vacant parcel situated on the southeast corner of the intersection of Muldoon and Debarr, adjacent to the Town Center, presents an important opportunity to create an activity and open space amenity. The site was purchased by the Municipality and remains in their ownership, with the exception of one small private lot on the northwest corner. Muldoon Park is located on the eastern portion of the site, providing passive recreation opportunities and natural vegetation along Chester Creek. The Municipality acquired this parcel, in part, as a means of restoring the main branch of Chester Creek for fish passage and to reduce flood hazards in the process. **Prior to being acquired by the Municipality, this land was used as a private park and is a well known Muldoon landmark, and Muldoon residents have expressed a strong desire that this land be used to create a park that would be a focal point for the Muldoon community. While this land remains undeveloped, local residents currently use this property for outdoor recreation activities including jogging, dog walking, and cross country skiing.**

Participants in the Plan's development process voiced strong opinions regarding the potential for this recently acquired land with Muldoon frontage to become part of the existing park. Specifically, people were concerned that the site might host auto-oriented strip-commercial if the property were to be sold and that such a commercial landscape would be detrimental to the District. Other participants indicated that neighborhood- and park-serving retail **concessions [uses]**, such as coffee and equipment rental shops, could be appropriate **in this park. For example, one feature that local residents have expressed a strong desire for is a sledding hill and a concession stand that rented sleds for children and sold hot chocolate to parents might be appropriate.** Driving east on Debarr offers a tree-lined view of the property frontage and the foothills behind. Many participants want to protect this site view; therefore, designs for the site should consider the aesthetic nature of the location. Creating compatible and complimentary activities within the Muldoon road frontage portion of this **park [site]** would likely elevate the value of the park for its users and should be considered. Areas within the parcel's

south western quarter should also be reserved for a restored section of Chester Creek and an associated greenbelt tract.

What needs to be done?

Secure a formal park designation. Under municipal law, Assembly action is required to formally designate this land as a park. Promptly designating this site as a park will allow the Parks and Recreation Department the option to begin providing basic services at this site while the planning process is completed.

Develop a small area plan. Given the strong and diverse opinions expressed about the park, additional study through a small area planning process is necessary to determine appropriate uses and design of the park. Small area planning is a partnership between the City and its residents, businesses, builders and developers, institutions and other government entities. While Anchorage 2020 and this Plan articulate overarching ideas and strategies, this site requires specific strategies tailored to address many of its individual characteristics. Therefore, a small area planning process is recommended to take the broad ideas from this Plan down to the appropriate site-specific strategies and actions.

Further community-level studies can assist in determining how it develops, the types of uses included on the site, funding opportunities, and how to best integrate the new park into the community. A public engagement process is a critical component in small area planning and is a valuable tool for gathering input when identifying and refining the programming, design and financing for the future park site.

The process should include:

- A stakeholder advisory group that represents community interests. Representation should include a range of stakeholders within the area, including community councils, nearby residents and business owners, and advocates representing interests such as housing, recreation and the natural environment.
- A technical advisory group made up of representatives from public agencies that have an interest in the park area or will be called upon to implement the outcomes of the small area plan.
- A public outreach program to bring greater numbers of people into the decision making. A public workshop or design charrette is recommended along with one or two open houses. A design competition should be considered as well.

The advisory groups, along with the public, should advise municipal staff at key intervals throughout the project. As part of the process, discussions should include the benefits of a full park parcel **without any commercial concessions** versus **a park that includes park-oriented [partial] commercial, retail or service concessions [frontage on Muldoon]**. Given the site's location on the Muldoon corridor, there are potential development opportunities at the road frontage. Depending on how these are developed and designed, such uses should benefit and support the park site as well as the commercial corridor and the Town Center to the west. It is clear, and the Plan acknowledges that traditional strip commercial land use is not an option at this location.

Amendment 2:

Re-write the "Potential Site Uses" box on page 33 to read as follows:

Potential Site Uses

Examples of potential uses for the site that were shared with the community during the Plan's development process.

Concept A:

Entire site is a park **without any commercial concessions.**

Concept B:

Corner area is used for small-scale retail, café, or recreation-oriented amenity.

Concept C:

A larger portion of the corner area is used for small scale retail, café, or recreation-oriented amenity

Amendment 3:

On page 59 re-write policy action 1.1.3 to read:

Facilitate communication between community councils, other organized groups and the Municipality to expand public involvement and provide easy access to information for all residents. **Work with community leaders and organizations to increase minority, youth, and other traditionally under-represented populations' participation in community councils and other public involvement opportunities.** *[Planning Department]*

Amendment 4:

On page 64 re-write policy action 1.4.8 to read:

When possible, utilize return-on-investment modeling for these small areas plans to further guide new development options based on current market conditions and feasibility. **These models should consider the impacts on the property values of neighboring properties, impacts on quality of life, and any economic opportunities or jobs created by a given land use.**

Amendment 5:

On page 72 re-write policy action 3.3.2 to read:

3.3.2 Coordination should include, but is not limited to, these programs/areas:

» Trail access between the eastern city limits and JBER.

- » Development within the flight path and JBER planning areas and the Municipality.
- » State roadways and improved pedestrian and bike facilities.
- » Community use of school district facilities.
- » **Recreational access from East Anchorage to JBER land, and potential access to Chugach State Park from East Anchorage through JBER land.**

Amendment 6:

Amend Planning and Zoning Commission amendment 10 by amending the last sentence of the first paragraph to read:

The goal of this designation is to **create a corridor that forms a distinctive core transportation, commercial, and social hub for the Muldoon neighborhood while providing [provide]**a redevelopment environment that supports new commercial, housing, and mixed-use development other than the traditional strip commercial.

Amendment 7:

Re-write Planning and Zoning Commission amendment 12 to read:

Inventory distances between marked crossings on Muldoon between the Glenn Highway and Debarr Road, and **[the entirety of] Debarr Road west of Muldoon.** Consider mid-block ...

[Amendment 8:

~~Add the following responsible agencies in brackets for the policy actions as recommended by the Planning Department and the Planning and Zoning Commission. Responsible agencies were included for actions 1.1.1 and 1.1.3 but not for any of the other actions.~~

Policy Action 1.1.2

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.1.4~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.1.5~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.1.6~~

~~Planning Department~~

~~Policy Action 1.1.7~~

~~Planning Department and Anchorage Economic Development Corporation~~

~~Policy Action 1.1.8~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.1.9~~

~~Private sector~~

~~Policy Action 1.1.10~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.1.11~~

~~Planning Department and Anchorage Economic Development Corporation~~

~~Policy Action 1.1.12~~

~~Mayor and Assembly~~

~~Policy Action 1.1.13~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.1.14~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.2.1~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.2.2~~

~~Planning Department, Planning and Zoning Commission and Platting Board~~

~~Policy Action 1.2.3~~

~~Planning Department and Anchorage School District~~

~~Policy Action 1.2.4~~

~~Public Works Department~~

~~Policy Action 1.2.5~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.2.6~~

~~Mayor and Assembly~~

~~Policy Action 1.2.7~~

~~Planning Department~~

~~Policy Action 1.2.8~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 1.2.9~~

~~Public Works Department~~

~~Policy Action 1.3.1~~

~~Planning Department~~

~~Policy Action 1.3.2~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.3.3~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.3.4~~

~~Public Works Department~~

~~Policy Action 1.3.5~~

~~Health and Human Services Department and Anchorage School District~~

~~Policy Action 1.3.6~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.4.1~~

~~Planning Department~~

~~Policy Action 1.4.2~~

~~Health and Human Services Department and Housing and Neighborhood Development Commission~~

~~Policy Action 1.4.3~~

~~Planning Department, Housing and Neighborhood Development Commission and Assembly~~

~~Policy Action 1.4.4~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.4.5~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.4.6~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.4.7~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 1.4.8~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 2.1.1~~

~~Public Works Department~~

~~Policy Action 2.1.2~~

~~Planning Department, Planning and Zoning Commission, Platting Board and Assembly~~

~~Policy Action 2.1.3~~

~~Planning Department and Planning and Zoning Commission~~

~~Policy Action 2.1.4~~

~~Planning Department, Planning and Zoning Commission and Assembly~~

~~Policy Action 2.2.1~~

~~Public Transportation Department~~

~~Policy Action 2.2.2~~

~~Public Transportation Department~~

~~Policy Action 2.2.3~~

~~Public Transportation Department~~

~~Policy Action 2.3.1~~

~~Public Works Department~~

~~Policy Action 2.3.2~~

~~Public Works Department~~

~~Policy Action 2.3.3~~

~~Public Works Department and Planning Department~~

~~Policy Action 2.3.4~~

~~Public Works Department and Assembly~~

~~Policy Action 2.3.5~~

~~Public Works Department~~

~~Policy Action 2.3.6~~

~~Public Works Department, Planning Department, Planning and Zoning Commission, Platting Board, and ADA Advisory Commission~~

~~Policy Action 2.3.7~~

~~Public Works Department~~

~~Policy Action 2.3.8~~

~~Public Works Department~~

~~Policy Action 2.3.9~~

~~Public Works Department~~

~~Policy Action 3.1.1~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.1.2~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.1.3~~

~~Mayor and Assembly~~

~~Policy Action 3.1.4~~

~~Anchorage School District~~

~~Policy Action 3.1.5~~

~~Anchorage School District~~

~~Policy Action 3.1.6~~

~~Anchorage School District~~

~~Policy Action 3.1.7~~

~~Health and Human Services Department~~

~~Policy Action 3.1.8~~

~~Health and Human Services Department~~

~~Policy Action 3.1.9~~

~~Health and Human Services Department~~

~~Policy Action 3.1.10~~

~~Health and Human Services Department~~

~~Policy Action 3.1.11~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.1.12~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.1.13~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.1.14~~

~~Anchorage Economic Development Corporation~~

~~Policy Action 3.2.1~~

~~Health and Human Services Department~~

~~Policy Action 3.2.2~~

~~Health and Human Services Department~~

~~Policy Action 3.2.3~~

~~Anchorage School District~~

~~Policy Action 3.2.4~~

~~Health and Human Services Department~~

~~Policy Action 3.2.5~~

~~Anchorage School District~~

~~Policy Action 3.3.1~~

~~Municipal Manager~~

~~Policy Action 3.3.2~~

~~Municipal Manager]~~