

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Community Development  
Department, Planning  
Division  
For Reading: July 24, 2012

CLERK'S OFFICE

**APPROVED**

Date: 8-21-12

**ANCHORAGE, ALASKA**

**AO No. 2012-79**

1 **AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE**  
2 **RECOMMENDED PLAN MAP AND ADDING FOUR NEW LAND USE**  
3 **CATEGORIES TO THE U-MED/UNIVERSITIES AND MEDICAL DISTRICT**  
4 **FRAMEWORK MASTER PLAN, AMENDING ANCHORAGE MUNICIPAL**  
5 **CODE SECTION 21.05.030A., AND AMENDING AO 2006-172,**  
6 **ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED ANCHORAGE**  
7 **MUNICIPAL CODE SECTION 21.01.080.**

8  
9 (Planning and Zoning Commission Case 2011-108)

10 **THE ANCHORAGE ASSEMBLY ORDAINS:**

11  
12 **Section 1.** The recommended plan map for the *U-Med/Universities and*  
13 *Medical District Framework Master Plan*, dated October 21, 2003, and amended  
14 June 23, 2009 by AO 2009-69, an element of the *Anchorage 2020—Anchorage*  
15 *Bowl Comprehensive Plan*, is amended as recommended by the Planning and  
16 Zoning Commission in Resolution No.2012-005, attached hereto and  
17 incorporated herein by reference. The specific amendments to the plan map are  
18 described as follows:

- 19  
20 1. Add the following four land use classifications to the recommended  
21 land use categories on page 37:
- 22
- 23 a. APU Recreation/Open Space: This land use category  
24 includes land intended for open space and recreation  
25 purposes. The intent for this land is to retain this area in its  
26 natural state, recognizing that utilities, road corridors and  
27 other improvements necessary to university expansion may  
28 be necessary within these areas. A buffer area of 25 feet  
29 measured from the western edge of the current trail on the  
30 eastern boundary of the site shall be provided. Site plan  
31 reviews in the future shall utilize this definition as part of the  
32 review.
- 33
- 34 b. APU Institutional Core: This land use category includes all  
35 of the educational and support facilities associated with the  
36 university mission. This includes classrooms, administrative  
37 facilities, recreation facilities, and residential facilities for  
38 students, faculty, and staff.

1 c. APU Endowment Development Priority: This is land that has  
2 already been developed, is adjacent to developed areas, or  
3 has access, utilities and other infrastructure to support  
4 development. APU endowment lands are developed to  
5 provide revenue to support APU's institutional mission.  
6 Designation as endowment land is not intended to limit the  
7 potential future use of this land for academic or other  
8 accessory uses to the overall university operations.  
9

10 d. APU Endowment Reserve: This includes lands that are  
11 generally suitable for development, but do not currently have  
12 access, utilities, or other infrastructure and are not expected  
13 to be developed in the near future. Sections of these areas  
14 may have some environmental constraints and additional  
15 buffer areas may be considered or incorporated into future  
16 developments. Designation as endowment land is not  
17 intended to limit the potential future use of this land for  
18 academic or other accessory uses to the overall university  
19 operations.  
20

21 2. Replace the recommended plan map on page 45 with Exhibit A.  
22

23 **Section 2.** Anchorage Municipal Code section 21.05.030A. is amended as  
24 follows (*the remainder of the subsection is not affected and therefore not set out*):  
25

26 **21.05.030 Elements.**  
27

28 The comprehensive plan consists of the following elements, which are  
29 incorporated in this chapter by reference. While they may be valid  
30 planning tools, plans or other elements that are not listed below or  
31 incorporated into the comprehensive plan elsewhere in this Code are not  
32 official elements of the comprehensive plan. If elements of the  
33 comprehensive plan conflict, the element most recently adopted shall  
34 govern.  
35

36 A. Anchorage Bowl.  
37

38 \*\*\* \*\*

39  
40 7. U-Med/Universities and Medical District Framework Master  
41 Plan dated October 21, 2003, and plan map amendments  
42 approved June 23, 2009 and **August 21, 2012**. (AR No. 83-  
43 195; AO No. 2003-129, § 2, 10-21-03; AO 2009-69 § 6-23-  
44 09; AO 2012-79 § **8-21-12**).  
45


46 \*\*\* \*\*

1 **Section 3.** Attachment A of Anchorage Ordinance 2006-172 adopting  
2 Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1:  
3 Comprehensive Plan Elements, is amended to read as follows (*the remainder of*  
4 *the section is not affected and therefore not set forth*):  
5  
6


| TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS |   |                       |  |
|--|---|-----------------------|--|
| Area/Topic                                 | Plan  | Adoption Date [1]     | Amendments   |
| Anchorage Bowl                             | U-MED/University and [-] Medical District Framework Master Plan | AO 2003-129; 10-21-03 | AO 2009-69; 6-23-09;<br>AO 2012-79; <b>August 21, 2012</b> |

7  
8  
9 **Section 4.** This ordinance shall become effective immediately upon passage  
10 and approval by the Assembly.  
11

12 PASSED AND APPROVED by the Anchorage Assembly this 21st day  
13 of August, 2012.  
14

15  
16   
17 \_\_\_\_\_  
18 Chair of the Assembly

18 ATTEST:

19  
20  
21   
22 \_\_\_\_\_  
23 Municipal Clerk  
24  
25  
26

(Case 2011-108)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 462-2012

Meeting Date: July 24, 2012

1 FROM: MAYOR

2  
3 SUBJECT: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE  
4 AMENDING THE RECOMMENDED PLAN MAP AND ADDING FOUR  
5 NEW LAND USE CATEGORIES TO THE U-MED/UNIVERSITIES  
6 AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN,  
7 AMENDING ANCHORAGE MUNICIPAL CODE SECTION  
8 21.05.030A., AND AMENDING AO 2006-172, ATTACHMENT A, TO  
9 REVISE PROVISIONALLY ADOPTED ANCHORAGE MUNICIPAL  
10 CODE SECTION 21.01.080.  
11  
12

13 This ordinance amends the recommended plan map on page 45 of the *U-Med*  
14 *Universities and Medical District Framework Master Plan (U-Med Plan)* to reflect  
15 four new land use classifications impacting Alaska Pacific University. The U-Med  
16 Plan was adopted by the Assembly as an element of *Anchorage 2020- Anchorage*  
17 *Bowl Comprehensive Plan* in October 2003 (AO 2003-129). The U-Med Plan was  
18 amended once in 2009 to reflect circulation changes in the southwest corner of the  
19 district.  
20

21 District plans are designed to serve as policy guidance for municipal agencies and  
22 to be considered in review of land use, zoning and capital improvement actions.  
23 Under AMC 21.05.040, the Planning and Zoning Commission reviews any proposed  
24 modification to the Comprehensive Plan before the Assembly may act on a  
25 proposed amendment. The plan may be reviewed when recent and proposed land  
26 use decisions and adopted studies and plans make changes affecting the plan.  
27

28 On March 12, 2012, the Planning and Zoning Commission adopted the Alaska  
29 Pacific University Master Plan. Approval of this institutional master plan requires  
30 this amendment to the U-Med Plan for consistency.  
31

32 When the U-Med Plan was originally adopted, at both the Planning and Zoning  
33 Commission and the Assembly meetings, there were discussions regarding the  
34 interpretation of the preservation/open space land use designation. Multiple  
35 Commissioners and Assembly Members noted on the record concerns that the land  
36 use categories could unduly restrict the institutions development of their lands. This  
37 amendment clarifies that the original intent of the U-Med Plan is to serve a guide for  
38 development, providing a general sense of development for the area.

1 The proposed amendment creates four new land use categories and alters the land  
2 use designations for Alaska Pacific University (APU) property. The main impact is  
3 that a significant amount of land is taken out of the restrictive preservation/open  
4 space and development reserve designations and are re-designated as APU  
5 Endowment Development Priority or APU Endowment Reserve.

6  
7 The revised land use map reflects the intent of the U-Med Plan to designate the  
8 most critical habitat and buffer areas as open space. Those areas include:

- 9  
10 • A 25-foot setback from the western edge of the Chester Creek Trail;  
11 • A 65-foot setback from University Lake to the south; and  
12 • The Class B wetlands in the northwest corner.

13  
14 A public hearing was held before the Planning and Zoning Commission on  
15 October 10, 2011 and February 6, 2012. The University Area Community Council  
16 submitted comments on the related APU Master Plan case. The Community  
17 Council sought a 50-foot setback from the Chester Creek Trail, 3 kilometers of  
18 contiguous trails, and a concentration of construction around the existing core of the  
19 APU campus.

20  
21 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE OF**  
22 **THE MUNICIPALITY OF ANCHORAGE AMENDING THE RECOMMENDED PLAN**  
23 **MAP AND ADDING FOUR NEW LAND USE CATEGORIES TO THE**  
24 **U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN,**  
25 **AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.030A., AND**  
26 **AMENDING AO 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY**  
27 **ADOPTED ANCHORAGE MUNICIPAL CODE SECTION 21.01.080.**

28  
29 Prepared by: Karen Iverson, Current Planning Section  
30 Planning Division  
31 Approved by: Jerry T. Weaver, Jr., Director  
32 Community Development Department  
33 Concurred by: Dennis A. Wheeler, Municipal Attorney  
34 Concurred by: George J. Vakalis, Municipal Manager  
35 Respectfully submitted: Daniel A. Sullivan, Mayor  
36  
37  
38

(Case 2011-108)

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2012-79      Title: AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE RECOMMENDED PLAN map and adding four new land use categories to the u-med/universities and medical district framework master plan, amending anchorage municipal code section 21.05.030A., AND AMENDING AO 2006-172, ATTACHMENT A, TO REVISE PROVISIONALLY ADOPTED ANCHORAGE MUNICIPAL CODE SECTION 21.01.080.

Sponsor: Mayor  
 Preparing Agency: Community Development Department  
 Others Impacted:

| <b>CHANGES IN EXPENDITURES AND REVENUES:</b> |             |             |             |             |             | <b>(In Thousands of Dollars)</b> |  |  |  |  |
|--|-------------|-------------|-------------|-------------|-------------|----------------------------------|--|--|--|--|
|  | FY12        | FY13        | FY14        | FY15        | FY16        |                                  |  |  |  |  |
| <b>Operating Expenditures</b>                |             |             |             |             |             |                                  |  |  |  |  |
| 1000 Personal Services                       |             |             |             |             |             |                                  |  |  |  |  |
| 2000 Non-Labor                               |             |             |             |             |             |                                  |  |  |  |  |
| 3900 Contributions                           |             |             |             |             |             |                                  |  |  |  |  |
| 4000 Debt Service                            |             |             |             |             |             |                                  |  |  |  |  |
| <b>TOTAL DIRECT COSTS:</b>                   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |                                  |  |  |  |  |
| Add: 6000 Charges from Others                |             |             |             |             |             |                                  |  |  |  |  |
| Less: 7000 Charges to Others                 |             |             |             |             |             |                                  |  |  |  |  |
| <b>FUNCTION COST:</b>                        | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |                                  |  |  |  |  |
| <b>REVENUES:</b>                             |             |             |             |             |             |                                  |  |  |  |  |
| <b>CAPITAL:</b>                              |             |             |             |             |             |                                  |  |  |  |  |
| <b>POSITIONS: FT/PT and Temp</b>             |             |             |             |             |             |                                  |  |  |  |  |

**PUBLIC SECTOR ECONOMIC EFFECTS:**

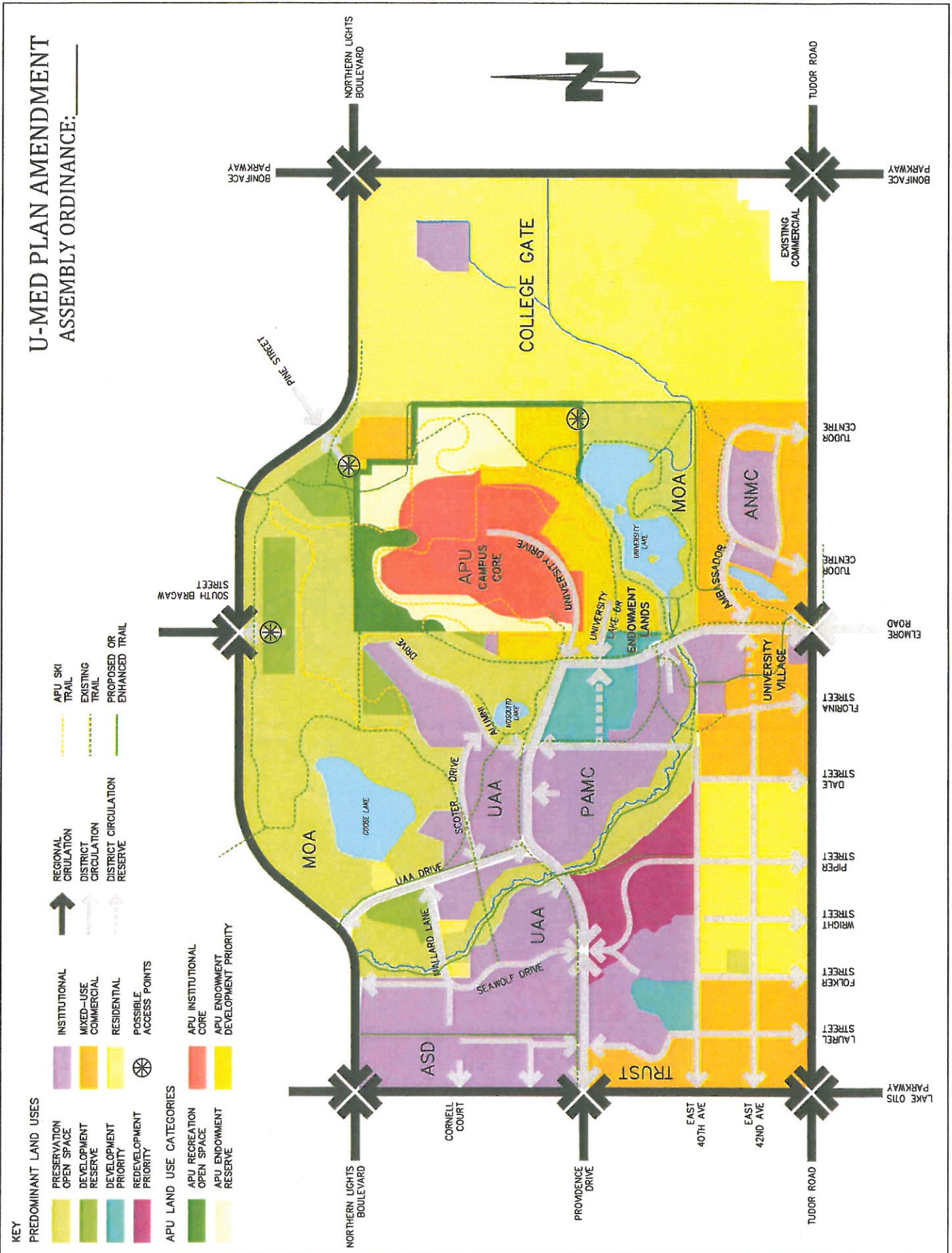
Approval of this ordinance should have no significant impact on the public sector. No additional public expenditures are required.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant impacts on the private sector.

Prepared by: Karen Iverson      Telephone: 343-7941

# EXHIBIT A



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2012-005**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE *U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN (U-MED PLAN)* ADDING FOUR LAND USE CATEGORIES AND CHANGING THE RECOMMENDED PLAN MAP AFFECTING LANDS ON ALASKA PACIFIC UNIVERSITY.

(Case No. 2011-108)

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WHEREAS, the Planning and Zoning Commission is empowered under AMC 21.05.040 to review and make recommendations on any modification to the comprehensive plan prior to Assembly action on the amendment. The plan may be reviewed when land use decisions and adopted studies and plans make changes affecting the plan; and

WHEREAS, the *U-MED/Universities and Medical District Framework Master Plan (U-Med Plan)* was adopted by the Assembly as an element of *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)* in October 2003 (AO 2003-129)(aa) and revised in June 2009 (AO 2009-69); and

WHEREAS, notices of the proposed plan amendment were published and a public hearing was held on October 10, 2011 and continued to February 6, 2012.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
  1. This clarifies the previous commission's action that the original intent of the *U-MED Plan* is to serve a guide for development, providing a general sense of development for the area. It is not intended to restrict development.
  2. The modification to the definition of APU Recreation/Open Space is a better description of what is intended in the APU Master Plan.
  3. The amendment is consistent with the *U-MED Plan* as amended and the Anchorage 2020 Comprehensive Plan.
  4. The Commission recommended approval of the amendment by a unanimous vote: 6-yea, 0-nay.
- B. The Commission recommends forwarding a recommendation for approval the following plan amendment to the Anchorage Assembly:
  1. Add the following four land use classifications to the recommended land use categories on page 37 of the *U-Med Plan*:

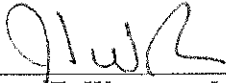


- a) APU Recreation/Open Space: This land use category includes land intended for open space and recreation purposes. The intent for this land is to retain this area in its natural state, recognizing that utilities, road corridors and other improvements necessary to university expansion may be necessary within these areas. A buffer area of 25-feet measured from the western edge of the current trail on the eastern boundary of the site shall be provided. Site plan reviews in the future shall utilize this definition as part of the review.
- b) APU Institutional Core: This land use category includes all of the educational and support facilities associated with the university mission. This includes classrooms, administrative facilities, recreation facilities, and residential facilities for students, faculty and staff.
- c) APU Endowment Development Priority: This is land that has already been developed, is adjacent to developed areas, or has access, utilities and other infrastructure to support development. APU endowment lands are developed to provide revenue to support APU's institutional mission. Designation as endowment land is not intended to limit the potential future use of this land for academic or other accessory uses to the overall university operations.
- d) APU Endowment Reserve: This includes lands that are generally suitable for development, but do not currently have access, utilities or other infrastructure and is not expected to be developed in the near future. Sections of these areas may have some environmental constraints and additional buffer areas may be considered or incorporated into future developments. Designation as endowment land is not intended to limit the potential future use of this land for academic or other accessory uses to the overall university operations.

2. Replace the Recommended Plan Integrated Campuses Map on page 45 of the *U-Med Plan* with the map in Exhibit A.

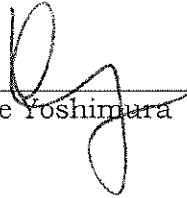
PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6th day of February 2012.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12<sup>th</sup> day of March, 2012. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



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Jerry T. Weaver, Jr.  
Secretary



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Connie Yoshimura  
Chair

(2011-108)