

Application for Zoning Map Amendment

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650




PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Terry, Christy (Alaska Railroad Corporation)		Name (last name first): Whitfield, Dave (R&M Consultants, Inc)	
Mailing Address: P.O. Box 107500		Mailing Address: 9101 Vanguard Drive	
Anchorage, AK 99510-7500		Anchorage, AK 99507	
Contact Phone – Day: (907) 265-2670	Evening: 	Contact Phone – Day: (907) 646-9685	Evening: (907) 350-1555
E-mail: terryc@akrr.com		E-mail: dwhitfield@rmconsult.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 002-072-90, 91, 92, 93, 94, 96		
Site Street Address: 240 West 1st Avenue, Anchorage, Alaska 99501		
Current legal description: (use additional sheet if necessary) Anchorage Original Townsite, Block 1, Lots 1-5 & Block 2, Lots 1A, 2-6.		
Existing Zoning: I-1	Acreage: 2.2 Acres	Grid #: SW1230
Proposed Zoning: PCD		
Existing use: Commercial/Warehouse	Proposed use (if any): N/A	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Signature  Owner Representative (Representatives must provide written proof of authorization) Date 3/24/25

Dave Whitfield
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: <u>2025-0055</u>	Meeting Date: <u>P2C: 06/02/2025</u>
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:
 Preliminary Plat Final Plat - Case Number(s):
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Ownership and beneficial interest form

16 copies required: Signed application (copies)
 Signatures of other petitioners (if any)
 Map of area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application
 Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

Application for Zoning Map Amendment from I-1, Light Industrial to PCD, Planned Community District

INTRODUCTION

The Alaska Railroad is proposing to rezone (zoning map amendment) parcels legally described as: Anchorage Original Townsite, Block 1, Lots 1-5 & Block 2, Lots 1A, 2-6 from I-1, Light Industrial District to PCD, Planned Community District subject to provisions of the Ship Creek Master Plan adopted by AO 2006-46 (S). These are the last remaining parcels in the Ship Creek area owned by the Alaska Railroad Corporation not zoned PCD under the provisions of AO 2006-46 (S).

Rezoning these parcels will support broader community redevelopment and multimodal transportation goals, create opportunity for future pedestrian and transportation oriented mixed-use, and provide the public with predictability in expectations for development projects. While rezoning serves to implement the goals and policies the Alaska Railroad Corporation has for the Ship Creek District, it also implements the goals and policies of the Our Downtown District Plan and the Anchorage 2040 Land Use Plan.

This rezone application is accompanied by an application for Preliminary Plat that consolidates twenty-three (23) parcels into one (1) tract with vacation of a 60-foot portion of “A” Street. The two applications are intended to run concurrently for consideration by the Planning the Zoning Commission.

LOCATION

The proposed rezone is located south of West 1st Avenue, west of A Street and east of C Street in Anchorage.

Property Tax ID: 002-072-90, 002-072-91, 002-072-92, 002-072-93, 002-072-94, 002-072-96

Current Legal Description: Anchorage Original Townsite, Block 1, Lots 1-5 & Block 2, Lots 1A, 2-6.

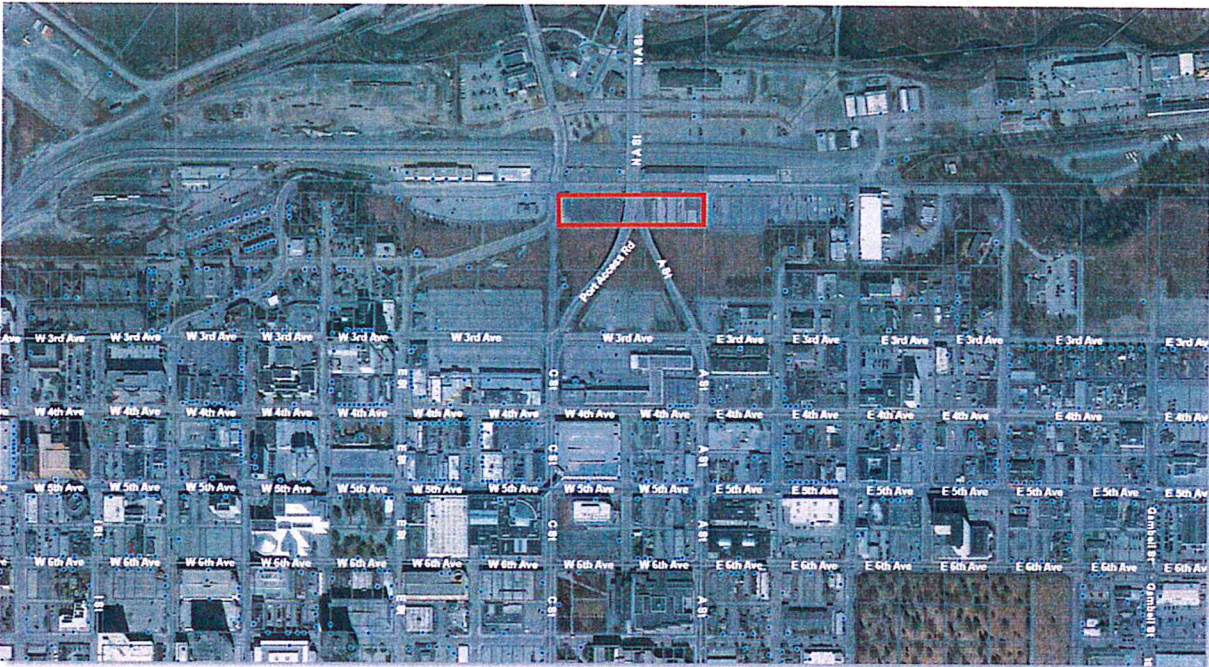


Figure 1. Project Location

LAND USE & ZONING

Existing Zoning:

The parcels are currently zoned I-1, Light Industrial District.

The adjacent zoning districts include Planned Community District (AO 2006-46 (S)) to the north and east, and Public Lands and Institutions District to the south and west. See Figure 2. *Existing Adjacent Zoning Map* below:

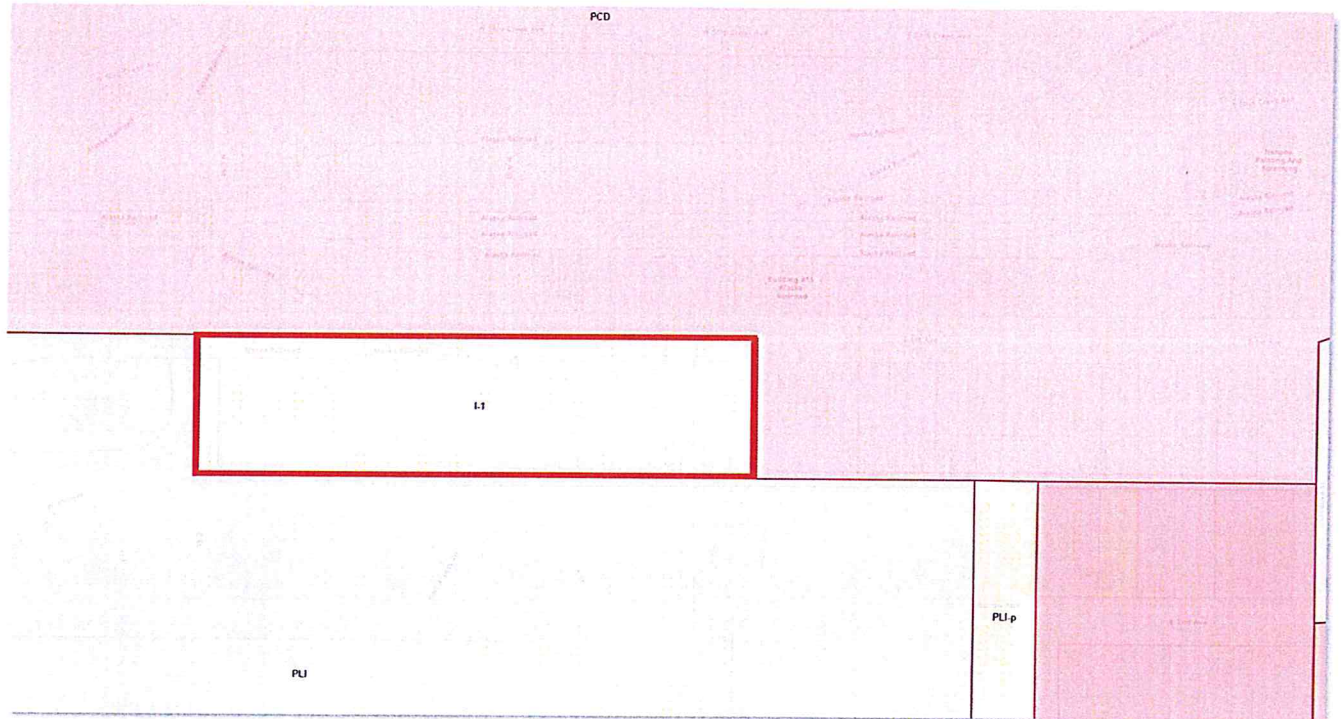


Figure 2. Existing Adjacent Zoning Map

Existing Land Use:

The Alaska Railroad Corporation has a long-term leaseholder occupying the building at 240 West 1st Avenue. The building is currently being used as an office and warehouse. The leaseholder has expressed interest in removing a portion of the building at the far west end to create additional parking.

Proposed Zoning:

The Alaska Railroad Corporation proposes to rezone Anchorage Original Townsite, Block 1, Lots 1-5 & Block 2, Lots 1A, 2-6 from I-1, Light Industrial District to PCD, Planned Community District and subject to all standards associated with the Ship Creek Master Plan (AO 2006-46 (S)).

The proposed zoning of PCD, Planned Community District implements both the Anchorage 2040 Land Use Plan (2017) and the Our Downtown District Plan (2023).

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

Application for Zoning Map Amendment from I-1, Light Industrial to PCD, Planned Community District

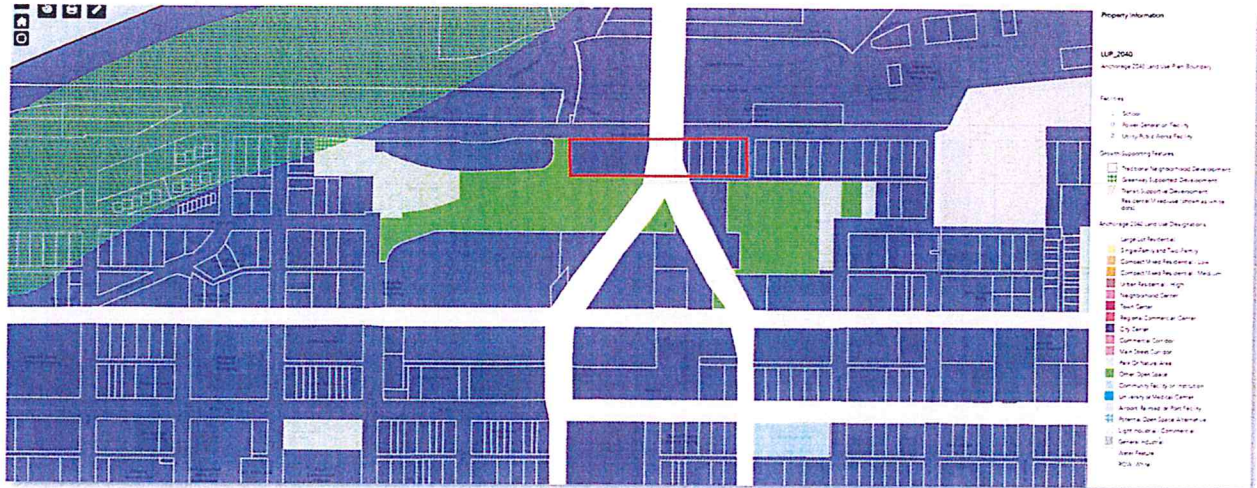


Figure 3. 2040 Land Use Plan Map

The 2040 Land Use Plan designates the parcels as “City Center” with the implementing zoning districts being PCD and I-2. Therefore, the proposed rezone is consistent with and implements the Anchorage 2040 Land Use Plan.

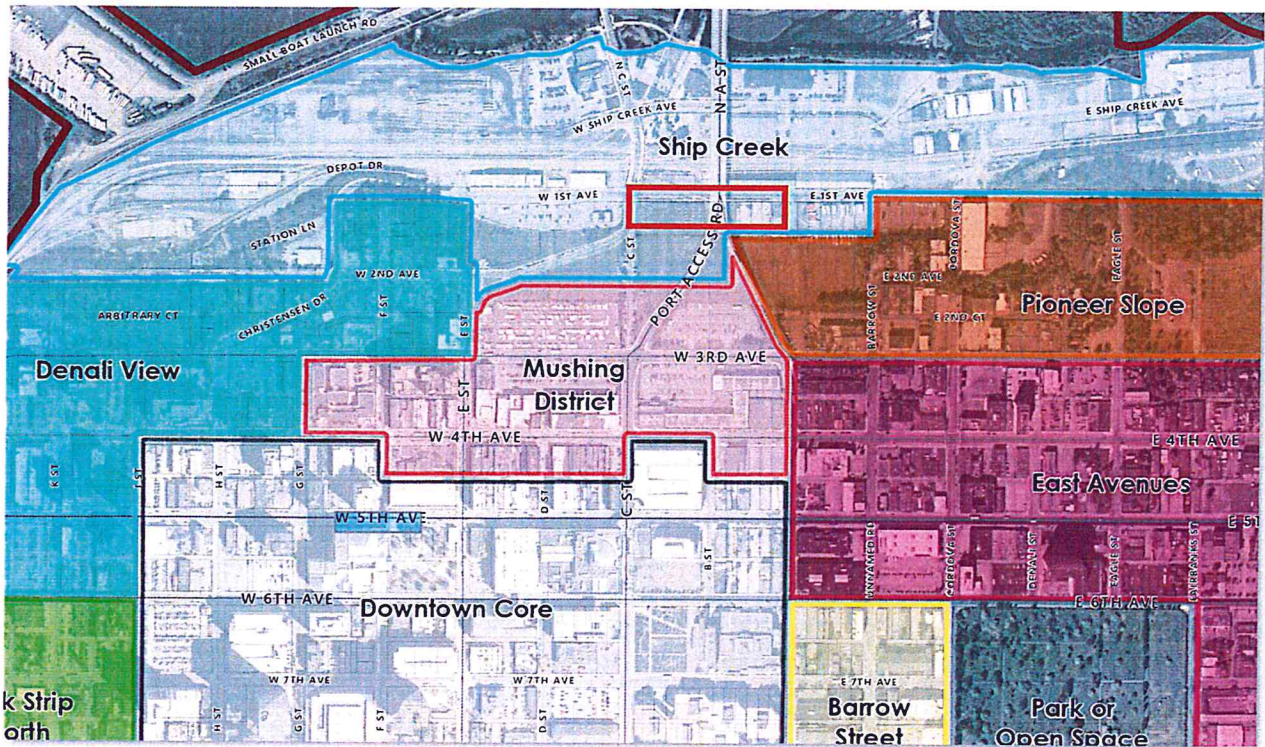


Figure 4. Our Downtown District Plan

The Our Downtown District Plan identifies these parcels as being within the Ship Creek District. Figure #6 of the Plan (pg. 53) shows the implementing zoning districts as PCD and I-2. Therefore, the proposed rezone is consistent with and implements the Our Downtown Plan (2023).

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

Application for Zoning Map Amendment from I-1, Light Industrial to PCD, Planned Community District

COMMUNITY MEETING

Due to scheduling conflicts with the Downtown Community Council, the project team elected to hold its own community meeting at the Alaska Railroad Corporation General Office Building located at 327 West Ship Creek Avenue on Monday, March 10th, 2025. The meeting was advertised with mailed notice in accordance with AMC 21.03 to 155 addresses of record within 500 feet of the project boundary. Since the project team elected to hold its own community meeting, the Downtown Community Council and the MOA Planning Department were included in notification.

One resident attended the meeting with interest about future development plans in Downtown. She received a postcard notice about the project and community meeting. The project team explained that the property currently has a long-term commercial office leaseholder and that there were no plans to change the existing land use. Overall, the discussion was positive, and the resident was able to have her questions about the project answered.

See Attachment 4. Community Meeting Summary and Notice for more information.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.

Rezoning the properties to PCD will allow for a broader range of permitted uses to include retail, office, light industrial, and residential. The PCD District is supported by the Our Downtown District Plan and implements its overarching goals to “Create a Downtown for all, Jump-start development, Provide more housing Downtown, and Improve connectivity.” The rezoning is consistent with furthering the best interest of the citizens of Anchorage as it furthers the goals and policies of our adopted plans.

2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s.)

The rezoning complies with and is in conformance with the Anchorage 2020 Comprehensive Plan, the Anchorage 2040 Land Use Plan, and the Our Downtown- Anchorage Downtown District Plan, 2023.

The 2040 Land Use Plan (which supplements Anchorage 2020) identifies the site as “City Center” Ship Creek Redevelopment District. PCD and I-2 are identified as implementing zoning districts (Figure #3 above).

The Our Downtown- Anchorage Downtown District Plan, approved on April 11, 2023 by AO 2023-22, identified the subject parcels as being in the Ship Creek District with implementing districts being PCD and I-2 (Figure # 4 above).

This will be accomplished with the rezoning to Planned Community District in much the same way as most other Alaska Railroad properties in the Ship Creek area. Therefore, the rezone complies with and conforms to the Our Downtown District Plan and the 2040 Land Use Plan Map.

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

Application for Zoning Map Amendment from I-1, Light Industrial to PCD, Planned Community District

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.

The proposed rezoning is consistent with the Planned Community District's (PCD) purpose which states: *"The Planned Community District is intended to accommodate large-scale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the comprehensive plan, and do not compromise public health, safety, and welfare."*

The Planned Community District and Master Plan created by AO 2006-46(S) has the districts intent stated on page 2. This includes "supporting broader community redevelopment, creating pedestrian and transportation-oriented mixed-use, and attracting private investment" while at the same time "providing predictability in expectations for development projects."

4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.

The rezoning is compatible with the surrounding zoning and would allow for uses similar to those that already exist in the area. East and north of the petition site are properties zoned PCD, Planned Community District subject to the provisions of the Ship Creek Master Plan (AO 2006-46 (S)). To the west and south are properties zoned PLI, Public Land and Institutions District.

5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.

The parcels all currently have roads access and utilities such as water, gas, electricity, and are capable of supporting the uses allowed in the PCD, Ship Creek District (AO 2006-46 (S)). The parcels are near major roads with public transit and police and fire protection in close proximity. There is existing public water and sanitary sewer service on West 1st Avenue which serves the development.

6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.

The rezone will not result in significant adverse impacts upon the natural environment. The parcels are developed for commercial/industrial uses and the proposed rezone is taking place adjacent to minor collector roads (N C Street and E 1st Avenue). Rezoning the subject parcels will not result in significant adverse impact for water, noise, wildlife as the area is already developed in a manner consistent with the PCD zoning district.

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

Application for Zoning Map Amendment from I-1, Light Industrial to PCD, Planned Community District

7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.

The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses. Uses to the north and east of the petition site are zoned PCD, Planned Community District. To the west and south are properties zoned PLI, Public Lands and Institutions District. The rezone would bring the parcels into the same zoning designation as the properties to the north and east, therefore supporting and complimenting the existing development. The Alaska Railroad currently owns and leases the warehouse and commercial buildings to the north which will not be significantly impacted by the proposed rezone.

8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.

The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan. The proposed rezone complies with and implements the goals and policies of the comprehensive plan, supports the Our Downtown District Plan, and is consistent with the 2040 Land Use Plan Map.

9. The rezoning does not result in a split-zoned lot.

Effectuation of the rezoning will take place prior to the plat recording that consolidates the lots. This will ensure that the rezoning will not result in a split-zoned lot.

ATTACHMENTS

1. Letter of Authorization
2. Vicinity Map
3. AO 2006-46(S)
4. Community Meeting Summary and Notice

ALASKA
RAILROAD

1/29/2025

Real Estate
TEL: 907.265.2411

Elizabeth Appleby
Current Planning Manager
MOA Planning Department

Re: Letter of Authorization for Replat and Rezone

Ms. Appleby,

Please accept this letter as authorization for R&M Consultants, Inc to represent the Alaska Railroad Corporation in all matters pertaining to the submittal of a Replat with Right-of-Way Vacation and Zoning Map Amendment involving the following parcels:

Replat: Anchorage Original Townsite, Block 1, Lots 1-5, Block 2, Lots 1A, 2-6, Block 120, Lots 1-5, 6A, Block 121, Lots 1A, 2-6.

Rezone: Anchorage Original Townsite, Block 1, Lots 1-5 & Block 2, Lots 1A, 2-6.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Christy Terry
Vice President, Real Estate
Alaska Railroad Corporation
(907) 265-2428

CLERK'S OFFICE
APPROVED

Date: 7-11-06

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Department of Law
For reading: July 11, 2006

ANCHORAGE, ALASKA
AO 2006-46 (S)

1 AN ORDINANCE REPEALING ORDINANCE AO 93-183 (S-1) CONCERNING PC
2 (PLANNED COMMUNITY ZONING) AND MASTER PLAN AND ADOPTING A NEW PC
3 (PLANNED COMMUNITY) ZONING AND NEW SHIP CREEK MASTER PLAN FOR A
4 PORTION OF A.R.R. RESERVATION LOCATED IN THE LOWER SHIP CREEK,
5 APPROXIMATELY 102 +/- ACRES, FOR A.R.R. RESERVATION PROPERTY LOCATED
6 AT THE LOWER WEST END OF SHIP CREEK; AND AMENDING THE ZONING MAP
7 AND PROVIDING FOR THE REZONING OF A.R.R. ANCHORAGE TERMINAL
8 RESERVE, LOT 103, WHITNEY ROAD INDUSTRIAL LEASE LOT CONSISTING OF
9 20,815 SQUARE FEET FROM PC (PLANNED COMMUNITY) TO I-1 (LIGHT
10 INDUSTRIAL); AND AMENDING THE ZONING MAP AND PROVIDING FOR THE
11 REZONING OF SHIP CREEK CROSSING, LOT 3, CONSISTING OF 109, 932 SQUARE
12 FEET FROM PC (PLANNED COMMUNITY) AND I-2 (HEAVY INDUSTRIAL) TO I-2
13 (HEAVY INDUSTRIAL); AND AMENDING THE ZONING MAP AND PROVIDING FOR
14 THE REZONING OF SHIP CREEK CROSSING, LOT 4, CONSISTING OF 209,068
15 SQUARE FEET FROM PC (PLANNED COMMUNITY) AND I-2 (HEAVY INDUSTRIAL)
16 TO I-2 (HEAVY INDUSTRIAL); GENERALLY LOCATED AT THE LOWER WEST END
17 OF SHIP CREEK SOUTH OF THE RAILROAD MAINLINE TO SECOND AVENUE AND
18 WEST GAMBELL STREET.

19
20 (GOVERNMENT HILL, DOWNTOWN, FAIRVIEW)(PLANNING CASE 2005-080)
21

22 THE ANCHORAGE ASSEMBLY ORDAINS:
23

24 **Section 1.** Anchorage Ordinance 93-183 (S-1)(am) concerning portions of Sections 7 and
25 18, T13N, R3W, S.M. Alaska, and Section 13, T13N, R4W, S.M. Alaska, generally located in
26 the lower Ship Creek valley between the railroad yards and downtown Anchorage, containing
27 127 acres more or less, is hereby repealed.
28

29 **Section 2.** The zoning map shall be amended by designating the following described
30 property as PC (Planned Community District):
31

32 A portion of A.R.R. Reservation, located with the Seward Meridian, Township 13
33 North, Range 3 West, and includes southern portions of Section 7, northeast quarter of
34 Section 13, and northern portions of Section 18, by substituting a new PC (Planned
35 Community zoning and master development plan, consisting of approximately 102 +/-
36 acres, as shown on Exhibit A attached, and as described in Exhibit B, listing of legal
37 description and parcel tax identification numbers.

1
2 **Section 3.** The zoning map shall be amended by designating the following described
3 property as I-1 (Light Industrial) District:
4

5 A.R.R. Anchorage Terminal Reserve, Lot 103, Whitney Road Industrial Lease Lot
6 (York Steel Lease) consisting of 20,815 square feet from PC (Planned Community) to I-
7 1 (Light Industrial) District, as shown on Exhibit A attached (Planning and Zoning
8 Commission Case 2005-080)
9

10 **Section 4.** The zoning map shall be amended by designating the following described
11 property as I-2 (Heavy Industrial) District:
12

13 Ship Creek Crossing, Lot 3 (Wrightway Auto lease) consisting of 109,932 square feet
14 as shown on exhibit A attached (Planning and Zoning commission Case 2005-080)
15

16 **Section 5.** The zoning map shall be amended by designating the following described
17 property as I-2 (Heavy Industrial) District:
18

19 Ship Creek Crossing, Lot 4(Power Plant lease) consisting of 209,068 square feet as
20 shown on exhibit A attached (Planning and Zoning commission Case 2005-080)
21

22 **Section 6.** The zoning map amendment designating property as PC (Planned Community),
23 described in section 2 above, shall be subject to the following listed restrictions and design
24 standards. Except as otherwise provided in this ordinance, all development shall comply with
25 the Anchorage Municipal Code:
26

27 A. **Intent.** This ordinance sets forth allowable and prohibited land uses, special
28 limitations, and a design review process for the Alaska Railroad's Ship Creek
29 District. These regulations are intended to:
30

- 31 1. Implement the Alaska Railroad Corporation's goals and policies addressing
32 the District.
- 33 2. Support broader community re-development and multi-modal transportation
34 goals and policies.
- 35 3. Create a pedestrian and transportation-oriented mixed-use development.
- 36 4. Attract private investment in commercial and residential development.
- 37 5. Provide for predictability in the expectations for development projects.
- 38 6. Provide design and infrastructure development standards serving the District
39 and downtown multi-modal users.
40
41
42
43
44
45

- 1 7. Make Ship Creek a mixed-use pedestrian-oriented development and visitor
2 destination and enhance the District's build-out capacity with the following
3 uses:
4
5 a. *Commercial Mixed Use.* The area should predominantly feature
6 commercial uses (retail, office, entertainment, hotel, tourism) of an
7 intensity producing a concentration of jobs, shops, meeting facilities,
8 entertainment and restaurants within close proximity to each other.
9
10 b. *Residential.* Appropriate urban residential development should [SHALL]
11 be encouraged, including upper story units above street level businesses.
12
13 c. *Government/Informational Uses.* The District should [SHALL]
14 accommodate governmental and informational services, especially those
15 with walk-in service-orientation, and major civic and public facilities.
16
17 d. *Warehouse/Light Industrial Use.* The District should [SHALL]
18 continue[, AS REQUIRED,] to accommodate a mixture of industrial,
19 commercial and residential uses, with a particular emphasis on
20 workplaces, galleries and dwellings for artists, craftspeople and artisans.
21
22 e. *Kiosks and Vendors.* The District should [SHALL] allow kiosks, outdoor
23 restaurants, mobile vendors, drive-in businesses or coffee shops, or
24 similar uses in order to facilitate incremental growth in the area, where
25 such uses do not negatively impact circulation, safety, or neighboring
26 uses.
27
28 f. *Permitted Accessory Uses.* Uses and structures customarily accessory
29 and clearly incidental to permitted uses and structures should [SHALL]
30 be allowed, including outdoor storage of trolleys, small-tour vehicles,
31 and staging of horses and carriages overnight.
32
33 g. *Railroad Uses.* This ordinance is not intended to apply to permanent or
34 temporary railroad operations within the District.
35

36 [IT IS RECOGNIZED ALASKA RAILROAD CORPORATION MAY
37 HAVE NEEDS REQUIRING INTERIM AND TEMPORARY USE OF
38 VACANT LANDS WITHIN THE DISTRICT AND THERE SHALL
39 BE ALLOWANCE FOR THESE USES, AS WELL AS FOR ROUTINE
40 RAILROAD OPERATIONS AND MAINTENANCE ACTIVITIES.]
41

- 42 B. Applicability. The provisions and restrictions of Section 6 of this ordinance
43 shall apply to all uses and development in the Ship Creek District, depicted on
44 the Master Development Plan (Exhibit A, attached). The site is located within
45 the Township 13 North, Range 4 West, Seward Meridian, and includes southern
46 portions of Section 7, northern portions of Section 18 and the northeast quarter

1 of Section 13. Areas north of Ship Creek included in AO 93-183 (s-1) are
2 hereby redesignated I-2.
3

4 C. Definitions. As used in Section 6 of this ordinance, unless context dictates
5 otherwise, the following definitions shall apply:
6

7 1. *Alteration* means a physical change to a structure or a site. Alteration
8 does not include normal maintenance and repair or total demolition.
9 Except as otherwise provided in this ordinance, alteration does include
10 any of the following:
11

- 12 a. Changes to the facade of a building;
- 13 b. Changes to the interior of a building;
- 14 c. Increase or decrease to floor area of a building;
- 15 d. Changes to other structures, including parking garages, on the
16 site or the development of new structures; and/or
- 17 e. Changes to landscaping, off-street parking spaces, and other
18 improvements on a site.
19

20 2. *Development* means all improvements on a site, including buildings,
21 other structures, parking and loading areas, landscaping, paved or
22 graveled areas, and areas devoted to exterior display, storage, or
23 activities. Development includes improved open areas such as plazas and
24 walkways, but does not include natural geologic forms or unimproved
25 land.
26

27 3. *Excessive* means uses injurious to an unreasonable degree to the public
28 health, safety, welfare or convenience or exceeding the customary
29 manner of operation.
30

31 4. *Normal maintenance* means physical changes keeping a building,
32 structure, or site, or a portion thereof, in a sound condition and in
33 operation.
34

35 5. *Railroad operations* means all activities and operations commonly
36 associated with operating and maintaining a railroad but excluding those
37 activities commonly also performed by other, non-railroad enterprises.
38 Activities such as operating or constructing warehouses, repair shops,
39 loading and unloading facilities, docks, yards, and facilities for storage,
40 handling and interchange of passengers and cargo, are railroad
41 operations, if the facility is used exclusively for, and by, the railroad.
42 Facilities used in part for railroad activities and in part for non-railroad
43 related activities are not railroad operations for purposes of this
44 ordinance.

1 6[5]. *Repair* means physical changes to a building, structure, or site, or a
2 portion thereof, to fix or restore to sound condition after damage or
3 deterioration.
4

5 7[6]. *Replacement value* means the value of a building as calculated using the
6 latest "*Evaluation Table*" printed in the Building Standards magazine,
7 published by the International Conference of Building Officials, based
8 on existing occupancy and the most closely appropriate type of
9 construction.
10

11 8[7]. *Substantial alteration* means alterations within a two (2) year period
12 where:
13

- 14 a. The total cost, excluding purchase costs of the building, exceeds
15 fifty percent (50%) of the replacement value of a building or
16 structure;
17 b. The total cost exceeds fifty percent (50%) of the replacement
18 value of site improvements;
19 c. The gross square footage increases by more than fifty percent
20 (50%) of buildings and structures; or
21 d. The gross square footage increases by more than fifty percent
22 (50%) of a surface parking lot.
23

24 9[8]. *Temporary* means limited in time and extent to less than twelve (12)
25 months and excludes permanent construction, substantial improvements,
26 or substantial alteration of the land.
27

28 10. *Total cost* means all costs associated with an alteration incurred from
29 project initiation to project completion, excluding the purchase costs for
30 the building.
31

32 D. Permitted Principal Uses and Structures. The following principal uses and
33 structures are allowed in the District:
34

35 1. *Railroad Operations and Temporary Uses*. All railroad operational uses,
36 including staging of customers' materials and preparation for transport,
37 temporary storage, and short-term railroad permitted uses are allowed.
38

39 2. *Retail*:

- 40 a. Grocery stores, delicatessens and food specialty shops, including open
41 air markets;
42 b. Meat and seafood markets, including open air markets;
43 c. Retail bakeries or wholesale bakeries with a storefront;
44
45
46

- 1
- 2 d. Department or variety stores;
- 3
- 4 e. Hardware stores;
- 5
- 6 f. Electrical or electronic supply stores;
- 7
- 8 g. Furniture stores;
- 9
- 10 h. Music and record stores;
- 11
- 12 i. Shoe repair and tailor shops;
- 13
- 14 j. Bookstores, book binderies, stationery stores and newsstands;
- 15
- 16 k. Drugstores;
- 17
- 18 l. Beauty shops;
- 19
- 20 m. Barber shops;
- 21
- 22 n. Restaurants, cafes, and other places serving food and beverages,
- 23 including sale and dispensing of alcoholic beverages in accordance
- 24 with [AMC] section 21.50.160;
- 25
- 26 o. Photography, dance, music, and other art studios;
- 27
- 28 p. Florists;
- 29
- 30 q. Tobacco stores;
- 31
- 32 r. Clothing, apparel and shoe stores;
- 33
- 34 s. Jewelry stores;
- 35
- 36 t. Sporting goods stores;
- 37
- 38 u. Cameras and photographic stores;
- 39
- 40 v. Hobby stores;
- 41
- 42 w. Knit shops, yarn shops, fabric shops, dressmaking and notions stores;
- 43
- 44 x. Gift, novelty, and souvenir stores;
- 45
- 46 y. Picture framing shops;

- z. Art galleries and sales;
- aa. Crafts shops;
- bb. Antique stores;
- cc. Furriers;
- dd. Garden supply stores and nurseries;
- ee. Travel agencies and ticket brokers;
- ff. Motion picture theaters;
- gg. Banking and financial institutions;
- hh. On-site film processing;
- ii. Marine equipment sale;
- jj. Hotels and lodging including bed and breakfasts;
- kk. Aquarium/marine fisheries centers and the like;
- ll. Art and craft studios;
- mm. Farmers markets;
- nn. Outdoor concessionaires including kiosks, restaurants, mobile vendors or similar uses; and
- oo. Laundry and dry cleaning establishments and outlets except large commercial industrial laundry and dry cleaning plants shall be prohibited.

3. *Offices:*

- a. Insurance and real estate services;
- b. Banking and financial institutions;
- c. Business and professional offices;
- d. Medical, health and legal services;

- e. Post offices; and
- f. Government and quasi-government offices.

4. *Light Industrial Uses:*

- a. Alcoholic and non-alcoholic beverage manufacturing;
- b. Cabinet and furniture building;
- c. Blacksmith and metal working shops;
- d. Woodworking, pottery, weaving, leather and other craft production;
- e. Retail distribution operations;
- f. Manufacture, service or repair of light consumer goods, such as appliances, furniture, garments and tourist related items; and
- g. Outdoor storage of carriages, trolleys, and small-tour vehicles.
- h. All light industrial uses shall be encouraged to provide public tours or public viewing of operations without charge.

5. *Other Uses:*

- a. Multi-family dwellings.
- b. Dwellings in non-residential structures;
- c. Parks and playgrounds;
- d. Historic and cultural centers and exhibits;
- e. Day care;
- f. Public libraries;
- g. Museums;
- h. Interior galleries connecting two or more buildings;
- i. Convention centers;
- j. Car, bike, or other transportation rental agencies;

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- k. Parking structures and multi-modal transfer facilities;
- l. Arenas;
- m. Exhibition centers;
- n. One transmission tower less than seventy-five (75) feet in height;
- o. Kiosks, outdoor restaurants, mobile vendors, or similar uses on railroad land or in a public right-of-way; and
- p. Stabling of horses in support of retail, entertainment, or transportation purposes.

E. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are allowed.

F. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this ordinance, the following uses may be permitted:

- 1. Commercial recreation establishments, including pool halls, amusement arcades, and the like;
- 2. Liquor or package stores, in accordance with [AMC] section 21.50.160;
- 3. Drive-in banks;
- 4. Utility substations and telephone exchanges;
- 5. Quasi-institutional houses as defined in [AMC] section 21.35.020; or
- 6. Heliports.

G. Nonconforming Uses. Existing uses at the time this ordinance is adopted shall be grandfathered until such a time as the existing use changes and/or substantial alterations to a structure, site, or use are proposed.

H. Prohibited Uses. The following uses are expressly prohibited:

- 1. Adult-oriented retail and entertainment;
- 2. Jails and correctional facilities;
- 3. Work release facilities;

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4. Plumbing and heating services and dealers;
5. Building material sales;
6. Gasoline service stations;
7. Automotive parts and equipment sales;
8. Automotive display lots;
9. Mobile home display lots;
10. Car washes;
11. Outdoor storage and display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation excepting temporary storage by ARRC;
12. Manufacture or packaging of cement products, feed, fertilizer, glue, paint, petroleum products, soap, turpentine, varnish, or charcoal;
13. Manufacture, service, or repair of trucks, automobiles or aircraft;
14. Open storage of cinders, coal, feed, grain, gravel, manure, peat, sand, or topsoil, except the use of community gardens and landscape nursery operations or in railroad operations;
15. Any use causing or reasonably expected to cause, excessive noise, vibrations, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare; and
16. Community correctional residential centers.

I. Minimum Lot Requirements: None

J. Minimum Yard Requirements: None

K. Maximum Height of Structures.

- I. West of the centerline of H Street right-of-way extended and east of the centerline of Cordova Street right-of-way extended, the maximum structure height from mean sea level shall be eighty-five (85) feet, with a maximum height up to one hundred twenty (120) feet through the conditional use permit process; and

1 2. Between the centerline of H Street right-of-way extended and the
2 centerline of Cordova Street right-of-way extended, the maximum height
3 structure height from mean sea level shall be one hundred twenty (120)
4 feet, with a maximum height up to one hundred fifty (150) feet through
5 the conditional use process.
6

7 [A MAXIMUM BUILDING HEIGHT FROM MEAN SEA LEVEL
8 (MSL) TO ROOF TOP OF STRUCTURES SHALL BE ONE
9 HUNDRED TWENTY (120) FEET, WITH A PROCEDURE FOR A
10 MAXIMUM BUILDING HEIGHT OF ONE HUNDRED FIFTY (150)
11 FEET MSL, THROUGH A CONDITIONAL USE PERMIT
12 PROCESS.]
13

14 L. Bulk regulations and maximum lot coverage. Buildings may be constructed
15 within the full limits of the lot, up to three (3) stories in height. Building
16 construction above three stories in height shall conform to the bulk requirements
17 under [AMC] section 21.40.160H.
18

19 M. Total Dwelling Units. The allowable, but not probable, maximum number of
20 housing units is four hundred (400) and may include:
21

- 22 1. Urban multiple-family dwellings;
- 23 2. Row-houses built to a common wall at side lease lines;
- 24 3. Combined living quarters and work studios;
- 25 4. Upper story residential units above office, street level retail, and off-street
26 parking structures; or
- 27 5. Other types of dwellings consistent with the intent of the District.
28

29 N. Maximum limit for Commercial, Industrial, Office Floor Area. The allowable
30 but not probable floor area for new commercial, industrial, and office
31 development is 3.5 million square feet, not counting floor area obtained through
32 tower development under conditional use permits.
33

34 O. Parking. No off-street parking need be provided, but any off-street parking
35 provided shall be landscaped in accordance with the design guidelines.
36 Individual projects creating office space of 15,000 square feet or larger shall
37 address whether parking existing within the District and areas within walking
38 distance (1000 feet) are sufficient to meet occupancy demands as part of the Site
39 Plan Review.
40

41 P. Site Plan Review. Projects, including construction or substantial alteration, shall
42 be submitted to the Department of Community Planning and Development
43 consistent with [AMC] section 21.15.030. Plans shall be subject to a Level 1 or
44 Level 2 development review, as required by this ordinance. Prior to the issuance
45 of any building permits, persons proposing development of areas within the

1 District shall submit for approval a site plan as defined by [AMC]
2 section 21.35.020, prepared by a licensed architect or landscape architect.
3

4 1. There shall be a Ship Creek District Review Board with the following
5 responsibilities:

6
7 a. Advise the mayor and assembly regarding matters affecting the Ship
8 Creek District.

9
10 b. Review and make recommendations to the Planning and Zoning
11 Commission on land use matters where the Commission has purview.

12
13 c. Review and make findings regarding land use matters where the Board
14 has purview.

15
16 d. Review and make recommendations to the Planning and Zoning
17 Commission for the update of design guidelines as appropriate to
18 maintain currency with respect to land use trends.
19

20 2. The Ship Creek District Review Board shall consist of:

21
22 a. Three individuals appointed by the Alaska Railroad Corporation with
23 professional qualifications in real estate, design or a relevant field.

24
25 b. One MOA planning staff member, appointed by the MOA planning
26 Director; and

27
28 c. One member of the Anchorage Planning and Zoning Commission.
29

30 3. Development Approval Procedures. Projects in the Ship Creek District
31 requiring construction or substantial alteration shall be subject to a Level 1
32 or Level 2 Development Review, according to the following procedures:
33

34 a. Level 1 Development Review. Level 1 applies to construction or
35 substantial alteration projects of permitted uses and generally lower
36 construction values. The Ship Creek District Review Board maintains
37 authority for approval of Level 1 development through a non-public
38 hearing site plan review process. Approval may be provided by the
39 Ship Creek District Review Board during review if:

40
41 i. The Board finds the application is complete; and

42
43 ii. The proposed development addresses and complies with the
44 applicable requirements of this ordinance, including the Design
45 Guidelines.
46

1 iii. The Board may choose to provide concept level approval and require
2 re-submittal of plans for final approval. Upon the Review Board's
3 approval of the applicant's plans, developments may proceed by right
4 and shall not require further municipal Planning and Zoning Site Plan
5 Review.

6
7 iv. Unless appealed, the approval of the Ship Creek District Review
8 Board shall be final. Development shall be consistent with the
9 findings of the Board determined at the final site plan review.

10
11 v. Ship Creek District Review Board resolutions of approval and
12 accompanying site plans shall be given a reference number and filed with
13 the District Recorder's Office and a copy provided to the municipal
14 Planning Department.

15
16 b. Level 2 Development Review. Projects meeting any one or more of
17 the three criteria below are subject to Level 2 Development site review
18 and application requirements, as outlined in this subsection:

19
20 i. Projects with a construction value in excess of two (2) million dollars
21 as defined in 2006 [2004] dollars, adjusted annually per the
22 Anchorage Consumer Price Index;

23
24 ii. Conditional uses; and

25
26 iii. An appeal of the Ship Creek District Review Board findings.

27
28 iv. Developments meeting i. or ii. of the above criteria require
29 approval by both the Ship Creek District Review Board and the
30 municipal Planning and Zoning Commission as follows:

31
32 (1) Developers shall submit a concept site plan to the Ship Creek
33 District Review Board for a non-public hearing.

34
35 (2) Upon concept site plan approval by the Ship Creek District
36 Review Board, a public hearing before the municipal
37 Planning and Zoning Commission is required. In addition to
38 the standards and procedures of [AMC] sections 21.15.030
39 and 21.50.200, the Planning and Zoning Commission shall
40 consider the following:

41
42 (a) An evaluation of the proposal by the Geotechnical
43 Advisory Commission.

44
45 (b) A traffic impact analysis with suggested mitigation
46 proposals to correct any issues found in the site plan or

1 deficiencies in the street system serving the proposed
2 project.

3
4 (c) Compliance of the submitted plans with the District's land
5 use requirements and Design Guidelines.

6
7 (3) Following site plan approval of the concept site plan by the
8 Commission, the applicant shall submit final plans for
9 approval at a non-public hearing with the Ship Creek District
10 Review Board. Applicants shall illustrate compliance with the
11 Planning and Zoning Commission findings and shall address
12 requirements of the Design Guidelines.

13
14 4. The Planning and Zoning Commission and the Ship Creek District Review
15 Board may impose conditions as required for the proposed development to
16 be compatible with District, adjacent land uses, and Design Guidelines.
17 Conditions imposed by the Board may be more stringent than those of the
18 Commission, but may not be less stringent. In no event is the Board
19 authorized to overturn findings of the Commission.

20
21 5. The Planning and Zoning Commission shall hear appeals from decisions of
22 the Ship Creek District Review Board regarding the disapproval or
23 conditions of approval of a development in the District. The decision of the
24 Board may not be reversed unless the Commission finds all of the following
25 are supported by substantial evidence:

26
27 a. Special circumstances make strict adherence to the requirements of the
28 Board clearly impractical, unreasonable, or undesirable to the general
29 public.

30
31 b. The granting of an exception to the Board-imposed conditions is not
32 detrimental to Alaska Railroad Corporation operations.

33
34 c. The granting of an exception does not nullify the intent of the Design
35 Guidelines for the Ship Creek District; and

36
37 d. Undue hardship results from strict compliance with the specific
38 provisions of the Board's findings.

39
40 Q. Design Guidelines. Projects submitted for review shall comply with the Design
41 Guidelines for the Ship Creek District.

42
43 R. Tenants Association. All new tenants within the District are required to become
44 members of a maintenance association prescribed by ARRC. The Association's
45 duties shall include:
46

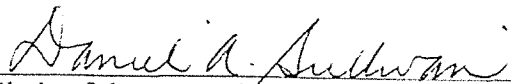
1. Maintaining and repairing all recreational facilities, paths, fences and other property whose construction was funded by the Association or its members for recreational or other community purposes;
2. Planting or caring for trees, shrubbery or flowers and cutting of grass on parkways; and
3. Doing such other things as may be determined by the Association as necessary, advisable or proper to keep the District in neat and good order and to promote the attractiveness of the District.
4. The Association may also include special programs, marketing strategies, special events and festivals. The Association may finance its maintenance work by establishing a dues structure for each tenant within the District.

S. Effective Date and Severability. This ordinance shall be effective upon passage and approval, and the Director of the Department of Community Planning and Development shall amend the zoning map accordingly. In the event any section, clause, or provision of this ordinance is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part declared to be invalid.

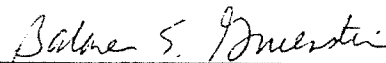
Section 7. The amendments referenced in Sections 2, 3, 4, 5, and 6 above shall become effective immediately upon passage and approval.

Section 8. The Director of the Planning Department shall amend the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 11th day of July, 2006.


Chair of the Assembly

ATTEST:


Municipal Clerk

(Planning Case Number 2005-080)
(Tax Identification Numbers attached)

Content Information

Content ID : 004133

Type: Ordinance - AO

AN ORDINANCE REPEALING ORDINANCE AO 93-183 (S-1)
CONCERNING PC (PLANNED COMMUNITY ZONING) AND MASTER

Title: PLAN AND ADOPTING A NEW PC (PLANNED COMMUNITY)
ZONING AND NEW SHIP CREEK MASTER PLAN FOR A PORTION
OF A.R.R. RESERVATION LOCATED IN THE LOWER SHIP CREEK,

Author: fehlenrl

Initiating Dept: Legal

Review Depts: MuniManager

Description: AO 2006-46(S)- MOA and ARRC negotiated amendments, and repeal
of AO 93-183(S-1)

Keywords: Alaska Railroad, Ship Creek Master Plan, Ship Creek Rezone, AO 93-
183(S-1)

Date Prepared: 7/6/06 4:19 PM

Director Name: Frederick H. Boness

Assembly

Meeting Date 7/11/06

MM/DD/YY:

Public Hearing

Date 7/11/06

MM/DD/YY:

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Legal_SubWorkflow	7/6/06 4:23 PM	Approve	fehlenrl	Public	004133
AllOrdinanceWorkflow	7/6/06 4:23 PM	Checkin	fehlenrl	Public	004133
MuniManager_SubWorkflow	7/7/06 12:58 PM	Approve	leblancdc	Public	004133
MuniMgrCoord_SubWorkflow	7/7/06 4:42 PM	Approve	abbottmk	Public	004133

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 CLERKS OFFICE

Adendum - OLD BUSINESS

ALASKA RAILROAD

Community Meeting

Date | Time: Monday, March 10, 2025 | 6:30 PM to 7:30 PM

Location: Alaska Railroad Corporation General Office Building Lobby, 327 W Ship Creek Ave, Anchorage, AK

Community Meeting Summary

Project Overview:

The replat proposes to combine twenty-four (24) lots with vacation of the A Street right-of-way lying within the subdivision. The rezone proposes rezoning twelve (12) lots west of the A Street right-of-way from I-1, Light Industrial District to PCD, Planned Community District in accordance with AO 2006-46(S). The replat and rezone applications are proposed to be processed concurrently with public hearings on each before the Planning and Zoning Commission. The rezone will require a second public hearing before the Anchorage Assembly.

Anchorage Original Townsite Legal Description of Properties

REPLAT	
Block	Lots
1	1-5
2	1A, 2-6
120	1-5, 6A
121	1A, 2-6

REZONE	
Block	Lots
1	1-5
2	1A, 2-6

Meeting Objective:

The intent of the meeting was to present the proposed replat and rezone and to provide an opportunity for public comment.

Outreach:

- 155 event invitations, which included Title 21.03.020 required information, were distributed to the Downtown Community Council, the Planning Department, and the nearby property owners through the mail on February 14, 2025.



ALASKA RAILROAD

Community Meeting

Date | Time: Monday, March 10, 2025 | 6:30 PM to 7:30 PM

Location: Alaska Railroad Corporation General Office Building Lobby, 327 W Ship Creek Ave, Anchorage, AK

Community Meeting Summary

Meeting Summary:

The community meeting was held in the lobby of the Alaska Railroad General Office Building. No formal presentation was given but provided opportunities for one-on-one conversations with attendees. The boards and meeting materials were set up centrally to facilitate any conversations or questions.

Attendance:

One participant attended and opted to sign in on the attendance sheet.

Meeting Materials:

- Boards with project location, Anchorage 2040 Land Use Plan zoning and Our Downtown District Plan zoning
- Public Comment forms
- Sign-In sheets

Comments:

One on One Conversation Summary:

Attendee was a nearby condo owner who received the meeting invitation in the mail. The resident had questions about the proposed replat and rezone but was particularly concerned with the possibility of a transitional living facility or navigation center being developed. The project team explained that the property currently has a long-term tenant and that there were no plans for a transitional living facility or navigation center.

