

**PLANNING DEPARTMENT
STAFF ANALYSIS
ZONING MAP AMENDMENT**

DATE: June 2, 2025

CASE NUMBER: 2025-0055

APPLICANT: Alaska Railroad Corporation

REPRESENTATIVE: R&M Consultants, Inc.

REQUEST: A request to rezone to PCD, planned community development district, per AO 2006-46(S)

PROPERTY DESCRIPTION: Original Townsite Subdivision, Block 1, Lots 1-5, and Block 2, Lots 1A, 2-6

COMMUNITY COUNCIL: Downtown Community Council

PARCEL NUMBERS: 002-072-90, -91, -92, -93, -94, and -96

ADDRESS: 240 West 1st Avenue, Anchorage, Alaska 99501

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

RECOMMENDATION SUMMARY: APPROVAL

SITE

Acres: ± 2.18 acres
Current Zoning: I-1, light industrial district
Topography: Level
Grid: SW1230
Current Use: Industrial

COMPREHENSIVE PLAN

Classification: "City Center" per the *Anchorage 2040 Land Use Plan*
"Ship Creek" per the *Anchorage Downtown District Plan*

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PCD	PCD	PLI	PLI
Land Use:	Commercial	Parking	Park	ARRC Building

PROPOSAL

The Alaska Railroad Corporation (ARRC) is requesting to rezone the 2.18 acres of land from I-1 (light industrial district) to PCD (planned community development district) per AO 2006-46(S), which consists of the *Ship Creek Master Plan*. The *Ship Creek Master Plan* in AO 2006-46(S)

outlines the regulatory zoning provisions for the PCD. This document is separate from the *Ship Creek Framework Plan* adopted with AO 2014-79, which outlined a long-term development vision for the Ship Creek area. The petition site is located at the southeast corner of the intersection of North C Street and West 1st Avenue. An industrial warehouse building is present on the site. This PCD district is a unique zoning district meant for the *Ship Creek Master Plan* area and there are design review requirements that make it compatible with the nearby Downtown districts.

The ARRC have stated that they do not have development plans for the site and that they are rezoning the property because they want all their property to have the same zoning regulations. In a separate case, ARRC is seeking to subdivide 23 lots into 1 tract with vacation of the A Street right-of-way. This rezone case is not dependent on the subdivision case, but the subdivision requires approval of the rezone.

The Planning Commission will provide a recommendation to the Assembly on this rezone request (through resolution). The Assembly is the decision-making body for rezonings.

DEPARTMENTAL AND PUBLIC COMMENTS

State and Municipal reviewing agencies have no objection to the rezone. On May 7, 2025, the Planning Department mailed 291 public hearing notices, in accordance with Anchorage Municipal Code (AMC) 21.03.200H.3. As of this writing, the Planning Department has received no public comments. The Downtown Community Council did not provide comments.

Attachment 2. Application includes the petitioner's affidavit of posting, community meeting summary, and the complete application submittal to the Planning Department. *Attachment 3. Comments* includes all comments received by the Planning Department in their original format.

FINDINGS

21.03.160 REZONINGS (ZONING MAP AMENDMENTS)

Pre-Application Conference

Prior to the submittal of this application, the petitioner attended a pre-application conference with reviewing agencies on February 12, 2025, in accordance with AMC 21.03.020B.

Community Meeting

Prior to the submittal of this application, the petitioner held a community meeting with the Downtown Community Council on March 10, 2025, in accordance with AMC 21.03.020C. A summary of this meeting and advertisements for the meeting are in *Attachment 2. Application*.

21.03.160E. APPROVAL CRITERIA

The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following 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.**

The criterion is met.

This rezone will make the petition site match the PCD zoning regulations per AO 2006-

46(S) to the north and east of the site. The ARRC is in the process of replatting several lots into one tract with Case S12832 (a concurrent case separately before the Planning and Zoning Commission). The replatting necessitates all of the property having the same zoning to avoid a split-zoned parcel. The ARRC-owned property in the area is zoned PCD per AO 2006-46(S), which is the *Ship Creek Master Plan*. The district allows the ARRC flexibility to support their industrial activities related to a railyard and commercial uses, like services for tourism.

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

The criterion is met.

This rezone request complies with the *Anchorage 2040 Land Use Plan* and the *Anchorage Downtown District Plan*. The *Anchorage 2040 Land Use Plan* designates the site as “City Center,” and one of the implementing zoning districts of that designation is the PCD district. The *Anchorage Downtown District Plan* designates the site as the “Ship Creek” subdistrict, which supports “ARRC operations established during the 1915-1920s as the heart of Alaska rail service.”

This rezone is consistent with the following policies of the *Anchorage 2020 - Anchorage Bowl Comprehensive Plan (Anchorage 2020)* and the *Anchorage 2040 Land Use Plan*:

***Anchorage 2020
Policy #5***

Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.

This policy states that rezonings shall be compatible in scale with adjacent uses and consistent with the goals of *Anchorage 2020*. This rezone to PCD will match the zoning to the north and east. This site is in the *Ship Creek Master Plan* area that is intended for the PCD district. *Anchorage 2020* supports flexible zoning for this unique area.

***Anchorage 2020
Policy #7***

Avoid incompatible uses adjoining one another.

The rezone does not create adjoining incompatible uses. ARRC owns this site, and the rezone will encourage redevelopment of the property with compatible uses.

***Anchorage 2040
Land Use Goal 7***

Ensure seismically safe development. Minimize the life safety risk to building occupants and economically vulnerable property owners and the community as a whole for any future development proposed in areas with potentially high or very high ground failure susceptibility.

These lots are within seismic zone 4. The Building Safety Department reviews the structural stability of buildings and refers

building plans to the Geotechnical Advisory Commission when appropriate. The public land located south of the petition site is undeveloped because of its slope and susceptibility of ground failure (seismic zones 4 and 5).

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

The criterion is met.

AMC 21.04.060D., *PCD: Planned Community Development District*, states:

Purpose: The planned community development district (PCD) is intended to accommodate largescale 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. A PCD should include design features to ensure that the PCD is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity. The PCD district is limited to unified, comprehensive planned developments which are of substantial public benefit, consistent with the holding capacity of the land, and conform with and enhance the policies of the comprehensive plan.

This site is within the ARRC *Ship Creek Master Plan* area created with AO 2006-46(S). The PCD district is for the specialized type of development and activities of ARRC, and this rezoning would put all ARRC property in the area within the PCD district. While the Planning Departments supports the immediate effectuation of this rezoning, ARRC may work with the Department in the future for an update to the *Ship Creek Master Plan* regulations in AO 2006-46(S), which would affect all ARRC Ship Creek area property.

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 criterion is met.

This rezone to PCD is compatible with the surrounding zoning districts, which are PCD to the north and east, and PLI to the south and west. ARRC owns the property to the west, north, and east. The Municipality owns the property to the south that is undeveloped due to slope instability.

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 criterion is met.

The *Official Streets and Highways Plan* classifies North C Street as a Class IA Collector and West 1st Avenue as a Local Street. There are no sidewalks abutting the petition site, but there are sidewalks on the opposite sides of North C Street and West 1st Avenue. Public transit (People Mover) does not serve the site.

Anchorage Water and Wastewater Utility (AWWU) public water and sewer lines are available to this site. The petition site is within the Police and Fire Service Areas, Building Safety Service Area, Anchorage Roads and Drainage Service Area, and the Parks and Recreation Service Area.

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 criterion is met.

The proposed rezone does not result in adverse impacts on the natural environment. This is an industrial area that is mostly devoid of vegetation.

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 criterion is met.

This rezone does not warrant any stipulations. This area is intended to be part of the PCD district.

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

The criterion is met.

The PCD district is consistent with the *Anchorage 2040 Land Use Plan* designation of "City Center," and with the *Anchorage Downtown District Plan* designation of "Ship Creek." This rezone would promote new development at this site because all ARRC-owned land in the Ship Creek area would have the same zoning regulations.

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

The criterion is met.

The rezoning of these lots will not result in split-zoning. This rezoning will also prevent a split-zoned parcel with the concurrent replatting in Case S12832.

DEPARTMENT RECOMMENDATION

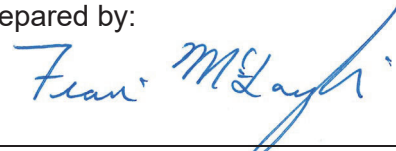
The Department finds the rezoning request meets all approval criteria. The Department recommends APPROVAL of the request to rezone from I-1 district to PCD district per AO 2006-46(S).

Reviewed by:



Melisa R. K. Babb
Planning Director

Prepared by:



Francis McLaughlin
Senior Planner

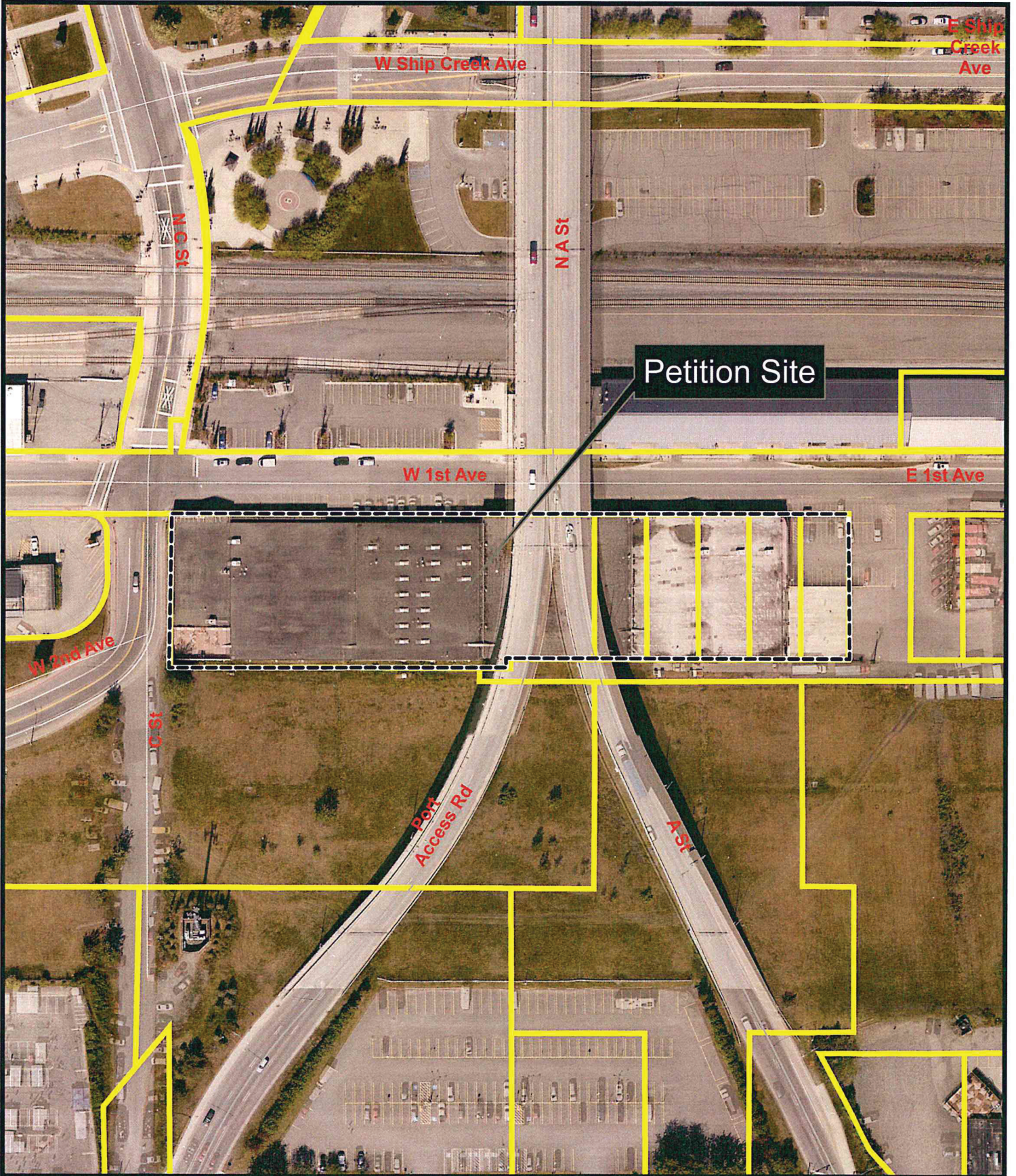
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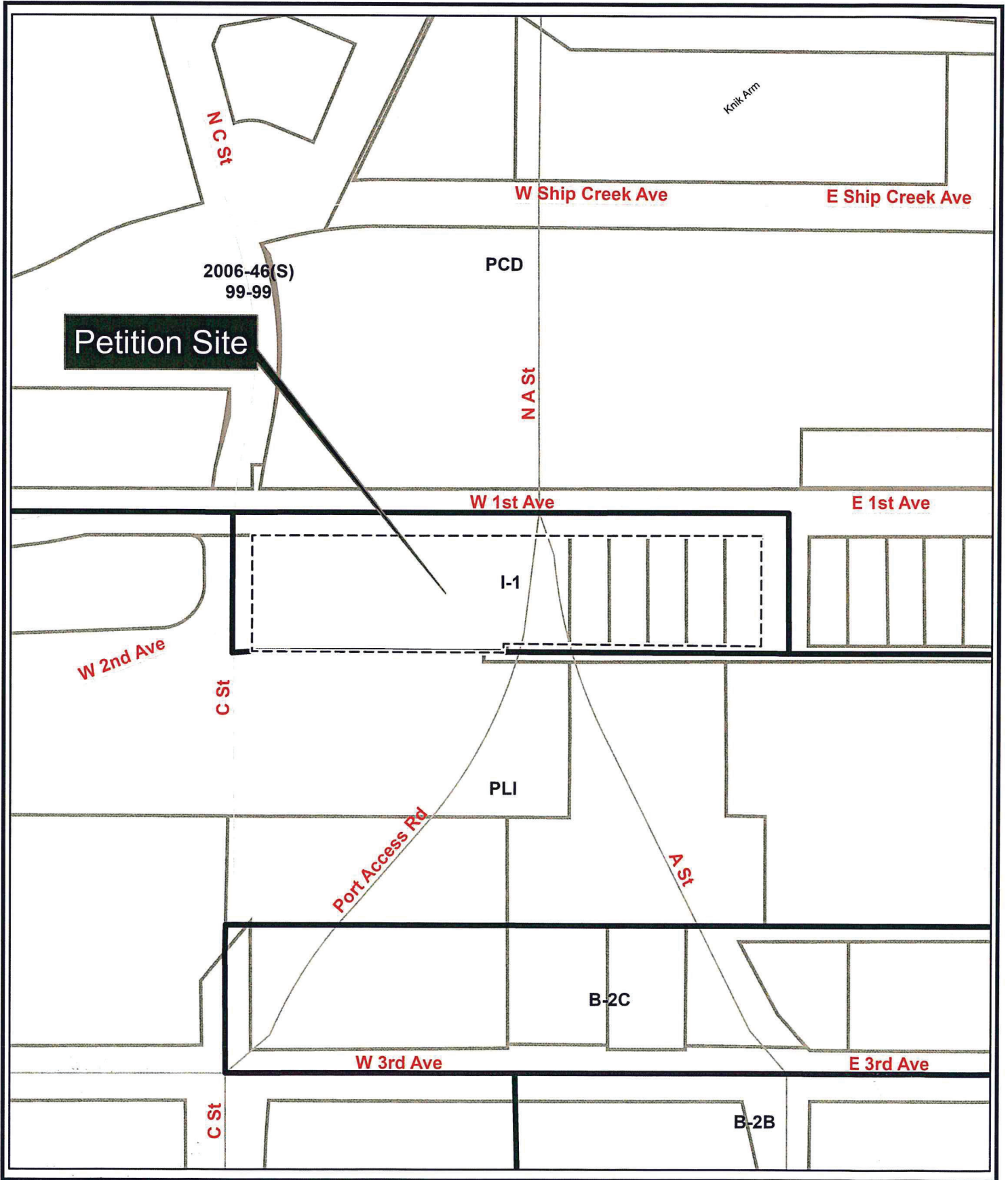
Attachment 1.

Parcel Boundary Maps

Case 2025-0055

2025-0055





Attachment 2.

Application

Case 2025-0055

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.

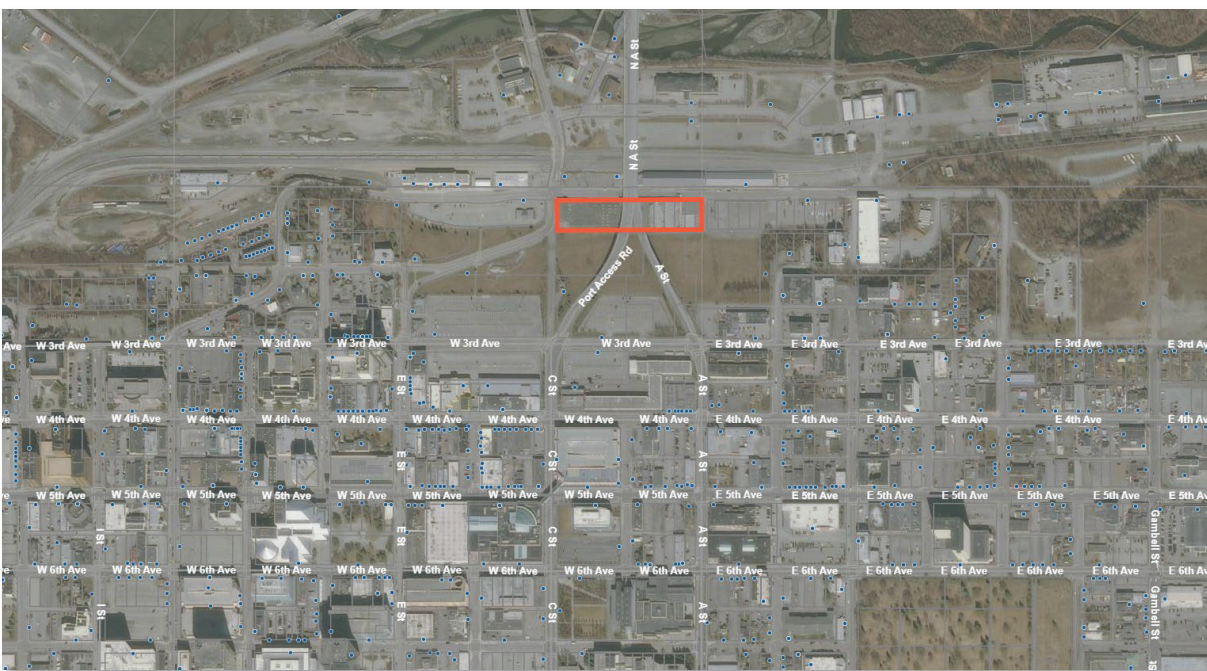


Figure 1. Project Location

ALASKA RAILROAD CORPORATION: WEST 1ST AVENUE REZONE

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

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:

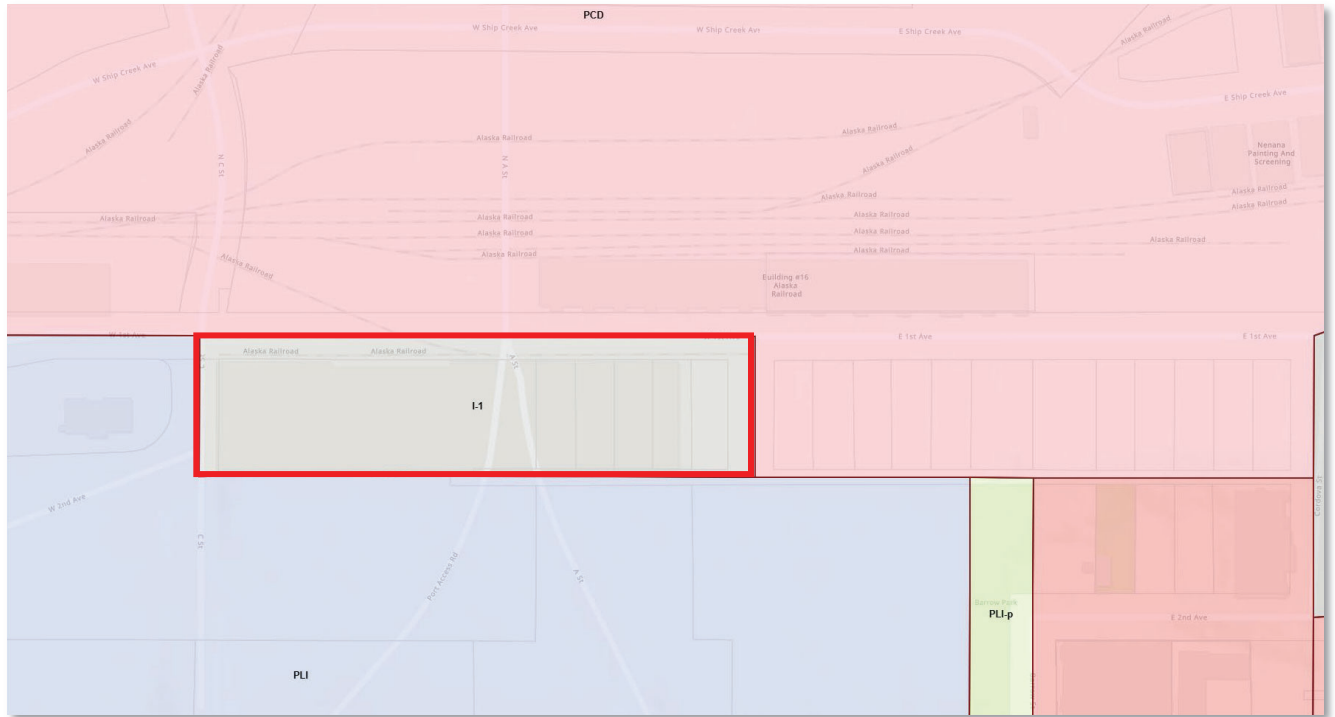


Figure 2. Existing Adjacent Zoning Map

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.

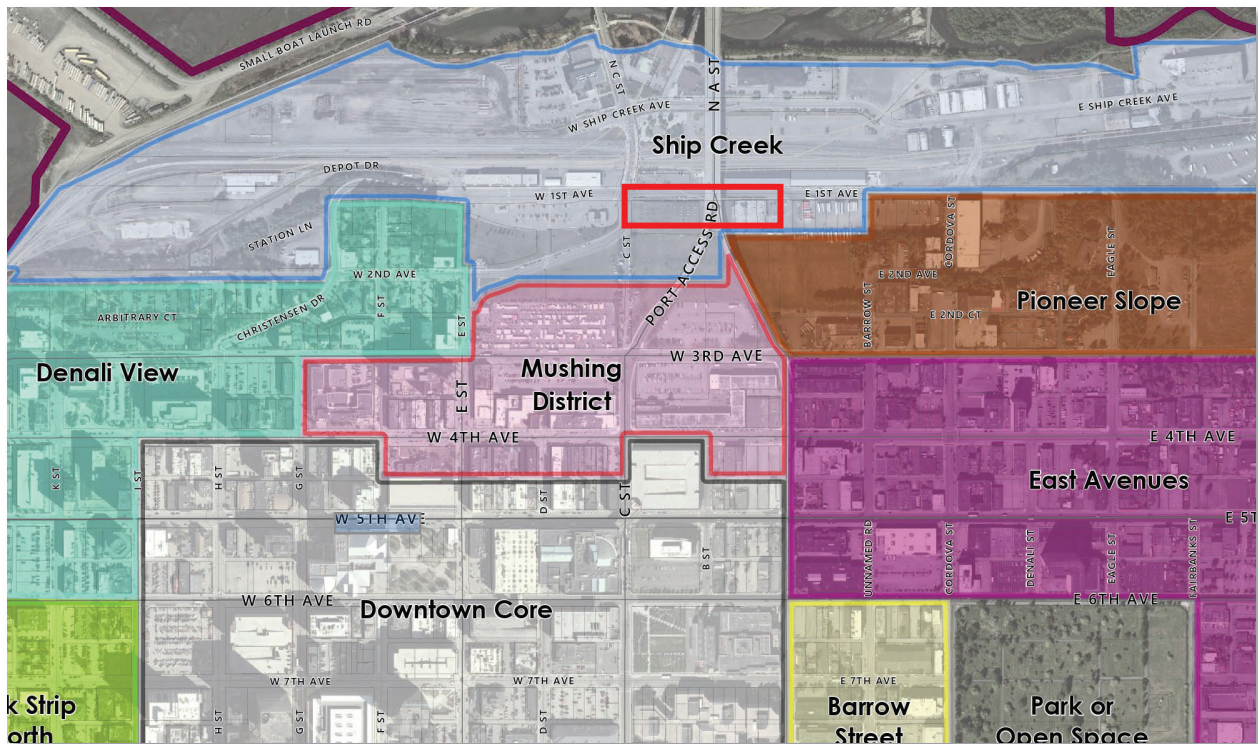


Figure 4. Our Downtown District Plan

The Our Downtown District Plan identifies these parcels as being within the Ship Creek District. Figure #6 (Our Downtown District 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 an 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
5. Ownership and Beneficial Interest Form

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

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

CLERK'S OFFICE

APPROVED

Date: 7-11-06

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 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 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
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- 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;

- 1 k. Parking structures and multi-modal transfer facilities;
2
3 l. Arenas;
4
5 m. Exhibition centers;
6
7 n. One transmission tower less than seventy-five (75) feet in height;
8
9 o. Kiosks, outdoor restaurants, mobile vendors, or similar uses on railroad
10 land or in a public right-of-way; and
11
12 p. Stabling of horses in support of retail, entertainment, or transportation
13 purposes.
14
15 E. Permitted accessory uses and structures. Uses and structures customarily
16 accessory and clearly incidental to permitted principal uses and structures are
17 allowed.
18
19 F. Conditional uses. Subject to the requirements of the conditional use standards
20 and procedures of this ordinance, the following uses may be permitted:
21
22 1. Commercial recreation establishments, including pool halls, amusement
23 arcades, and the like;
24
25 2. Liquor or package stores, in accordance with [AMC] section 21.50.160;
26
27 3. Drive-in banks;
28
29 4. Utility substations and telephone exchanges;
30
31 5. Quasi-institutional houses as defined in [AMC] section 21.35.020; or
32
33 6. Heliports.
34
35 G. Nonconforming Uses. Existing uses at the time this ordinance is adopted shall
36 be grandfathered until such a time as the existing use changes and/or substantial
37 alterations to a structure, site, or use are proposed.
38
39 H. Prohibited Uses. The following uses are expressly prohibited:
40
41 1. Adult-oriented retail and entertainment;
42
43 2. Jails and correctional facilities;
44
45 3. Work release facilities;
46

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 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

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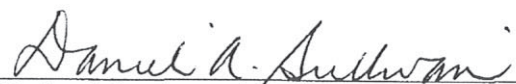
1. Maintaining and repairing all recreational facilities, paths, fences and other property whose construction was funded by the Association or its members for recreational or other community purposes;
2. Planting or caring for trees, shrubbery or flowers and cutting of grass on parkways; and
3. Doing 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

M.O.A.
 2006 JUL 10 AM 9:33
 CLERK'S OFFICE



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.





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.



AFFIDAVIT OF POSTING

CASE NUMBER: 2025-0055

I, DAVE HALE hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezone. The notice was posted on _____ which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4th day of April, 2025.

Signature 

LEGAL DESCRIPTION

Tract or Lot: LIA 2-6, BLK 2 / LI-5, BLK 1 / LIA 2-6, BLK 121 / LGA 4 1-5, BLK 120 / Anch. Orig. TS

Block: _____

Subdivision: Anchorage Orig Townsite











Attachment 3.

Comments

Case 2025-0055



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: May 5, 2025

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases S12832, 2025-0055, 2025-0056 & 2025-0067: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the June 2, 2025 Planning and Zoning Commission hearing:

- S12832 – Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194); Lots 2-6, Block 2, Original Townsite of Anchorage (Plat C-122); Lots 1-5, Block 120, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lot 6A, Block 120 and Lot 1A, Block 121, Replat Block 120 and 121, Original Townsite, Anchorage Alaska (Plat C-124); Lots 2-6, Block 121 and Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409, Anchorage Recording District, State of Alaska;
 - Portions of these lots are located in the floodplain as determined by the Federal Emergency Management Agency. Private Development requests the addition of the following plat note.
 - “Portions of this lot/subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.07.020.E (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Anchorage Municipal Code, Chapter 21.07.020.E or any future revision.”
 - There are mapped storm drains located within the ROW that is being requested to be vacated. Prior to recording a final plat, resolve with Private Development the need for and location of drainage easements. This is needed to allow existing drainage patterns to cross the new property lines and to allow for future drainage improvements to connect to the best reasonable public storm drain system.

- 2025-0055 - Lots 1-5, Block 1, Original Townsite of Anchorage, U.S. Survey 408 and amended by U.S. Survey 409; Lots 2, 3, 4, 5, 6, Block 2, Original Townsite of Anchorage (Plat C-122); Lot 1A, Block 2, Original Townsite of Anchorage (Plat 73-194);
 - WMS has no comments on or objections to this request.

- 2025-0056 - Context Sensitive Solutions (CSS) Transportation Project Review (Design Study Report) for AMATS: Academy Drive and Vanguard Drive (Project #CFHWY00783/0001753);
 - Based on the plans and narrative submitted this project qualifies as a “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1, Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5.

- 2025-0067 - Township 8 North, Range 3 East, Section 13, Seward Meridian (PTN.);
 - WMS has no comments on or objections to this request.



MEMORANDUM

DATE: May 5, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Department Comments

2025-0055 Rezone 11 Parcels from I-1 (Light Industrial) to PCD (Plan Community Development) District

Traffic Engineering has no objection to the change of zoning designation for these parcels.

Advisory Comment

Existing Building has parking and loading berths located within the public ROW. These spaces will need to be eliminated and adjusted for on-street parking. Loading berths will need to be eliminated from the public Right of way.

Kimmel, Corliss A.

From: LaFrance, Paul J.
Sent: Friday, May 2, 2025 5:09 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: McLaughlin, Francis D.
Subject: 2025-0055 - Private Development Review Comments

PD has no comments/objections to Case No. 2025-0055 Rezone.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

Kimmel, Corliss A.

From: Mayer, Jennifer (P&R)
Sent: Wednesday, April 30, 2025 11:32 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: 2025-0055 & 2025-0056 Request for Reviewing Agency Comment

Good morning,

The MOA Parks and Recreation department has the below comments:

2025-0055 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18196>.

Case 2025-0055: Parks and Recreation has concerns about Standard 5. The non-motorized access currently provided along the A/C couplet bridge is inadequate from a safety and maintenance standpoint. Winter maintenance is currently provided by Parks and Recreation. Future development should consider improved non-motorized connectivity in this area.

2025-0056 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18200>.

We are in support of the preferred alternative and the separation of non-motorized use on case 2025-0056.

Thank you for the opportunity to comment,
Jennifer



Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks



MEMORANDUM

DATE: April 28, 2025

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: June 2, 2025

Agency Comments due: May 5, 2025



AWWU has reviewed the materials and has the following comments:

2025-0055 LOTS 1-5, BLOCK 1, ORIGINAL TOWNSITE OF ANCHORAGE, U.S. SURVEY 408 AND AMENDED BY U.S. SURVEY 409; LOTS 2, 3, 4, 5, 6, BLOCK 2, ORIGINAL TOWNSITE OF ANCHORAGE (PLAT C-122); LOT 1A, BLOCK 2, ORIGINAL TOWNSITE OF ANCHORAGE (PLAT 73-194), Request to rezone eleven (11) parcels from I-1 (Light Industrial) District to PCD (Planned Community Development) District, GRID SW2333 .

1. AWWU water and sanitary sewer are available to this parcel.
2. The existing sanitary sewer main pipes SP3123105531231054 and SP3123105631231055 can be abandoned in place. The existing Right-of-Way between Original Townsite Block 1, Lot 1 and Original Townsite Block 2, Lot 6 can be vacated. The developer will be required to abandon pipes SP3123105531231054 and SP3123105631231055 in accordance with the requirements set forth in the AWWU Design and Construction Practices Manual and the Municipality of Anchorage Standard Specifications.
3. AWWU has no objections to this Request to Rezone.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to alex.prosak@awwu.biz.





April 18, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and have no comments:

- **2025-0044 – Title 21 Amendment Simplify Zoning Code**
- **2025-0056 – AMATS Academy and Vanguard CSS review**
- **2025-0067 – Verizon Portage Valley Cell Tower CUP**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0046 – St Patrick’s Parish Admin Site Plan Review**
 - No objections to the proposed site plan
 - No direct vehicular access to Muldoon Road will be allowed from this site. Vehicular access must be taken from Halligan Street and E 20th Ave as shown on the site plan.
 - Applicant will need to apply for a permit for the proposed pathway connections to Muldoon Road. Pathway connections are handled through the driveway/approach road review process. Permits can be applied for on DOT&PF Right of Way ePermit website: <https://dot.alaska.gov/row/Login.po> A Central Region permit office can be reached at 1-800-770-5263 for assistance.
- **2025-0055 – AK Railroad 240 West 1st St Zoning Map Amendment**
 - No objection to the proposed zoning map amendment
 - Please be aware any future redevelopment under the A & C St bridge will have limitations and restrictions.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, April 16, 2025 9:47 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: 2025-0055 Address Reviewing Agency Comment
Attachments: 2025-0055 Routing Coversheet.pdf

No comments.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)

[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Monday, April 14, 2025 5:34 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0055 & 2025-0056 Request for Reviewing Agency Comment

Hello all. Attached please find our Routing Coversheets for the above referenced cases (2025-0055 Rezone & 2025-0056 CSSTP-Design Study Report) which are scheduled as Public Hearings before the Planning and Zoning Commission on 06/02/25. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case number of interest. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

2025-0055 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18196>.

2025-0056 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18200>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting

Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Wednesday, April 16, 2025 6:50 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0055 Request for Reviewing Agency Comments

ROW has the following comments for case number 2025-0055:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Kimmel, Corliss A.

From: Ellis, Steve M.
Sent: Monday, April 14, 2025 6:24 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Cc: McLaughlin, Francis D.; dwhitfield@rmconsult.com; LaFrance, Paul J.
Subject: 2025-0055

The lots in this proposed rezone are almost entirely located in a FEMA mapped floodplain (Coastal Zone A) with a Base Flood Elevation of 19.0 feet 1972 Mean Sea Level Vertical Datum.

This should not affect the proposed rezone. The applicant should review AMC 21.07.020.E to determine if future development might be affected by flood zone requirements.

Steven M. Ellis
Flood Hazard Administrator
Private Development Division
Development Services Department
907-343-8078, steven.ellis@anchorageak.gov