

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-009**

A RESOLUTION APPROVING A MAJOR SITE PLAN REVIEW TO ALLOW A 28 UNIT CONDOMINIUM DEVELOPMENT (DOWNTOWN EDGE AT THE RAIL) IN THE PC (PLANNED COMMUNITY) DISTRICT PER AMC 21.15.030 (OLD CODE), LOCATED IN ALASKA RAILROAD ADDITIONAL RESERVE LOT 2, BLOCK 122 AND A PORTION OF LOT 1, BLOCK 122 UNITED STATES SURVEY NO. 408, GENERALLY LOCATED NORTH OF WEST 2<sup>ND</sup> AVENUE, EAST OF L STREET, SOUTH OF WEST 1<sup>ST</sup> AVENUE AND WEST OF CHRISTENSEN DRIVE.

(Case 2017-0017; Parcel ID No. 001-02-107 and 002-07-127)

---

WHEREAS, a request was received from Ship Creek Development, LLC. for a major site plan review for a 28 unit condominium development in the PC (Planned Community) district; and

WHEREAS, 482 public hearing notices were mailed, published, and posted, and a public hearing was held on March 6, 2017.

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

- A. The Commission makes the following findings of fact:
1. The project went through numerous steps with the Geotechnical Advisory Commission and the Fire Department and resolved concerns.
  2. The project provides needed housing near an employment center and brings the benefit of pedestrian access and pedestrian commuting to and from work. This project can enhance trail access and stimulate the downtown area by providing housing near a downtown center.
  3. The applicants have done a good job with a difficult site and propose a type of housing that provides a transition from downtown to future developments.
- B. The Commission APPROVES the major site plan review, subject to the following conditions:
1. A notice of zoning action and the resolution shall be filed with the District Recorder's Office, and proof of such shall be submitted to the Planning Division.
  2. All construction and improvements related to this approval shall be substantially in conformance with the plans and application

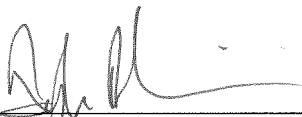
submitted and on file with the Department, except as modified by these conditions of approval.

3. Resolve with Addressing the following comments:
  - i. Units 1-20 will need a unique private street name. Code defined street type is "Lane".
  - ii. Units 21-28 will need a unique private street name. Code defined street type is "Lane".
4. Prior to issuance of a building permit, provide proof that a third party review has been conducted by a professional geotechnical expert who is experienced in geotechnical earthquake engineering, who is not currently serving on the Geotechnical Advisory Commission, and has no previous contact with the project.
5. Provide on the site plan a pedestrian connection on the west side of the development that will connect with future pedestrian facilities developed as part of the master plan.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6<sup>th</sup> day of March, 2017.

ADOPTED by the Anchorage Planning and Zoning Commission this 8<sup>th</sup> day of May, 2017. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty days to the Board of Adjustment pursuant to Anchorage Municipal Code section 21.03.050.

  
\_\_\_\_\_  
Hal H. Hart, AICP  
Secretary

  
\_\_\_\_\_  
Tyler Robinson  
Chair

(Case 2017-0017; Parcel ID No. 001-02-107 and 002-07-127)