

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2022-038**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF THE UPDATE TO ANCHORAGE MUNICIPAL CODE (AMC) TITLE 21, CHAPTER 11: DOWNTOWN LAND USE CODE.

(Case No. 2022-0129)

---

WHEREAS, AMC 21.03.210 Title 21—Directs text amendments in code to “promote public health, safety, and general welfare.” Amendments must be consistent with the comprehensive plan and stated purpose of Title 21; and

WHEREAS, text amendments must also be necessary or desirable “because of changing conditions, new planning concepts, or social and economic conditions.”

WHEREAS, the Planning Department initiated an update to AMC Title 21, Chapter 11: Downtown in January 2022; and

WHEREAS, the code update process incorporated significant public input and engagement including interviews with developers, interviews with property owners and managers, presentations at several open houses, agency meetings, workshops with input from a working group of selected development industry professionals including architects, landscape architects, engineers, and municipal planning staff; and

WHEREAS, consultant design experts completed significant research and analysis resulting in a code Summary and Findings Report completed in December 2021, to consider such items as public health, safety, and general welfare, code alignment with comprehensive plans, recent planning concepts, and social and economic conditions; and

WHEREAS, the code amendment updated the allowed use table, design standards, pedestrian frontage standards, and landscaping standards in ways that will provide more flexibility in height, tower mass reductions, visual access, building entries and recesses, and urban design amenities; and

WHEREAS, the code amendment removed the bonus point table and difficult to attain design amenity standards that found little use, replacing those portions of the code with a menu of achievable standards intended to enhance the appearance, character, activity, and economic vitality of downtown; and

WHEREAS, the code amendment is intended to provide the development and design community the land use regulatory tools that will allow them to provide new buildings in downtown to support the current environment that reflects our northern lifestyle, diverse climate, and regional identity; and

WHEREAS, the Planning and Zoning Commission support staff recommendations found in the associated attachments provided with the draft code update; and

WHEREAS, the current B-2-, B-2B, B-2C downtown zoning district nomenclature will remain in Chapter 11: Downtown; and

WHEREAS, the Planning and Zoning Commission opened and closed a public hearing on Monday, December 12, 2022 to consider the merits of the staff and working group recommendation to keep the downtown zoning district nomenclature as is, concluded its deliberations, and finalized its recommendation and findings to the Anchorage Assembly for approval.

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

- A. The Commission makes the following findings of fact:
1. The code amendment meets the three approval criteria of AMC 21.03.210, Text Amendments, by providing design guidelines that will promote the public health, safety, and general welfare of those choosing to develop, live, work, or recreate in downtown.
  2. The code amendment used a robust public and internal engagement process started with listening sessions, an online survey, several subcommittees, and a working group of recognized local design experts.
  3. The code amendment process produced working group and internal review drafts that were vetted by community council representatives, business owners, and the construction and design community.
  4. Recommended design guidelines from comparative cities factored into the amendment which will allow construction on the varied lot sizes located in downtown to support new housing of all types and sizes.
  5. Creative and varied building design is encouraged to meet the needs of the public that provides such elements as accessible and pedestrian-friendly building facades, entries, lighting, and landscaping standards.
  6. The updated code considered quality of life and urban design strategies and policies found in the Our Downtown Plan, meeting Approval Criteria #2 in AMC 21.03.210C.
  7. The planning team has been thoughtfully engaged in communicating with many groups, agencies, residents, businesses, and developers to bring a plan forward that fully reflects the desires of the community while providing proven methods to bring new and

redevelopment to Downtown with the intention to enable more cost-effective development.

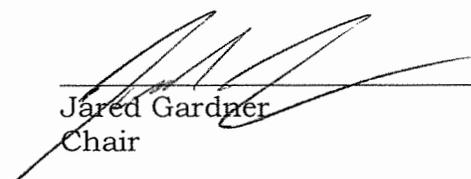
8. Minor edits to correct deletions or typos in the public hearing draft code were highlighted in time for the PZC to make their recommendation to the Assembly.
9. The Commission supports the public comment and staff concurrence for the amendment to remove the height restrictions from Table 21.115 for Peratrovich Park due to the testimony heard against these height restrictions.
10. The Commission supports staff recommendations for other edits to the code proposed in Attachments 3 and 5.
11. The Commission supports the amendment to remove the private common open space requirement throughout the downtown districts.

B. The Planning and Zoning Commission recommends to the Anchorage Assembly the approval of the recommended updates to AMC Title 21, Chapter 11: Downtown.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 12<sup>th</sup> day of December 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 9<sup>th</sup> day of January 2023.

  
\_\_\_\_\_  
Craig H. Lyon  
Secretary

  
\_\_\_\_\_  
Jared Gardner  
Chair

(Case No. 2022--0129)

krb