ANCHORAGE, ALASKA
AO No. 2022-27


(Planning and Zoning Case No. 2021-0119)

WHEREAS, Anchorage Municipal Charter §12.01 requires “the assembly by ordinance shall adopt and implement, and from time to time modify, a comprehensive plan setting forth goals, objectives and policies governing the future development of the municipality”; and

WHEREAS, Anchorage Municipal Code 21.03.070B.2. Targeted Plan Review (10-year intervals), enables the director to “initiate a targeted review of the plan at least every 10 years, or in conjunction with an area-wide rezoning, in order to make [comprehensive plans] consistent with economic and demographic trends, recent and proposed land use decisions, and adopted studies, and plans”; and

WHEREAS, the update to the Downtown Comprehensive Plan was warranted and timely due to the unprecedented economic challenges Anchorage has experienced due to economic and demographic impacts of a lingering recession followed in 2020 by the closures and economic downturn imposed by the COVID-19 Pandemic; and

WHEREAS, the plan update was completed with a robust community outreach and engagement process, which included the project website, online public comment survey, open houses, two subcommittees, a stakeholder committee, MOA agency input and participation, one-on-one interviews with the development community, downtown agencies participation and support, and specific engagement and participation from and with the Downtown Community Council and Fairview Community Council; and

WHEREAS, the plan update provides relevant revitalization goals, policies and action items intended to support new investment and development to spur new housing, employment, commercial, and tourism opportunities important to the Anchorage community and especially to the Central Business District; and

WHEREAS, implementation of the plan is forecasted to bring up to 1,000 market-rate units of new housing over the next seven years; and

WHEREAS, existing tax abatement programs, recommended utility and parking coordination efforts, capital improvement investments, and new funding sources are
proposed to leverage and “focus the effort” of limited private and public resources as proposed on the Plan’s Revitalization Strategy Map; and

**WHEREAS**, the plan update includes a land use plan map to depict and articulate the unique land use districts and subdistricts carried over from the 2007 *Downtown Comprehensive Plan*, and which conforms to the 2040 *Land Use Plan*; and

**WHEREAS**, the plan update recognizes the importance of our historical and cultural resources located in Downtown (*Dgheyay Kaq*) and in Ship Creek (*Dgheyay Leht*), place of the First Salmon Ceremony celebrated by *Dena’ina*, and the 4th Avenue historic mushing district area; and

**WHEREAS**, the plan update provides several economic and revitalization tools, including tax abate incentives, a gap funding program, focused utility upgrades, interagency communication processes, focused capital improvements, public/private partnerships, support of marketing and branding of Downtown, focused development areas, designated cultural districts, and several opportunity sites, wayfinding and interpretive programs, and the promotion of a clean, safe, vibrant Downtown; and

**WHEREAS**, during the planning process, a buildable-lots capacity analysis (Exhibit E), included as an appendix to the plan update, identified several issues and questions to be addressed as the Planning Department updates the Title 21 Downtown Zoning Districts code, Chapter 21.11: DOWNTOWN, that when adopted will streamline and help development be more affordable in Downtown.

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The *Our Downtown: Anchorage Downtown District Plan 2021*, Public Hearing Draft dated 10/18/21 (Exhibit A), is hereby adopted as an element of the Comprehensive Plan, replacing the 2007 Anchorage Downtown Comprehensive Plan, to include the recommendation for approval by the Planning and Zoning Commission as described in Planning and Zoning Commission Resolution No. 2021-038 (Exhibit B) and edits recommended by the Planning Department in the Comment-Response Table (Exhibit C).

**Section 2.** Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1: *Comprehensive Plan Elements*, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set forth):

<table>
<thead>
<tr>
<th>Area/Topic</th>
<th>Plan</th>
<th>Adoption Date [1]</th>
<th>Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anchorage Bowl</td>
<td><em>Our Downtown: Anchorage Downtown District (COMPREHENSIVE) Plan 2021</em></td>
<td>AO 2022- (insert effective date of this ordinance)</td>
<td></td>
</tr>
</tbody>
</table>
