

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department,  
Long-Range Planning  
Division  
For reading: February 1, 2022

**ANCHORAGE, ALASKA  
AO No. 2022-27**

1 **AN ORDINANCE ADOPTING THE *OUR DOWNTOWN: ANCHORAGE***  
2 ***DOWNTOWN DISTRICT PLAN 2021 AS AN ELEMENT OF THE COMPREHENSIVE***  
3 ***PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE***  
4 ***PLANNING, SECTION 21.01.080B.1., ELEMENTS, TABLE 21.01-1, ANCHORAGE***  
5 ***BOWL, AND AS AN UPDATE TO THE 2007 DESTINATION DOWNTOWN:***  
6 ***ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN.***

7  
8 (Planning and Zoning Case No. 2021-0119)  
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10 **WHEREAS**, Anchorage Municipal Charter §12.01 requires “the assembly by  
11 ordinance shall adopt and implement, and from time to time modify, a comprehensive  
12 plan setting forth goals, objectives and policies governing the future development of  
13 the municipality”; and

14  
15 **WHEREAS**, Anchorage Municipal Code 21.03.070B.2. *Targeted Plan Review (10-*  
16 *year intervals)*, enables the director to “initiate a targeted review of the plan at least  
17 every 10 years, or in conjunction with an area-wide rezoning, in order to make  
18 [comprehensive plans] consistent with economic and demographic trends, recent and  
19 proposed land use decisions, and adopted studies, and plans”; and

20  
21 **WHEREAS**, the update to the Downtown Comprehensive Plan was warranted and  
22 timely due to the unprecedented economic challenges Anchorage has experienced  
23 due to economic and demographic impacts of a lingering recession followed in 2020  
24 by the closures and economic downturn imposed by the COVID-19 Pandemic; and

25  
26 **WHEREAS**, the plan update was completed with a robust community outreach and  
27 engagement process, which included the project website, online public comment  
28 survey, open houses, two subcommittees, a stakeholder committee, MOA agency  
29 input and participation, one-on-one interviews with the development community,  
30 downtown agencies participation and support, and specific engagement and  
31 participation from and with the Downtown Community Council and Fairview  
32 Community Council; and

33  
34 **WHEREAS**, the plan update provides relevant revitalization goals, policies and action  
35 items intended to support new investment and development to spur new housing,  
36 employment, commercial, and tourism opportunities important to the Anchorage  
37 community and especially to the Central Business District; and

38  
39 **WHEREAS**, implementation of the plan is forecasted to bring up to 1,000 market-rate  
40 units of new housing over the next seven years; and

41  
42 **WHEREAS**, existing tax abatement programs, recommended utility and parking  
43 coordination efforts, capital improvement investments, and new funding sources are

1 proposed to leverage and “focus the effort” of limited private and public resources as  
 2 proposed on the Plan’s Revitalization Strategy Map; and  
 3

4 **WHEREAS**, the plan update includes a land use plan map to depict and articulate the  
 5 unique land use districts and subdistricts carried over from the *2007 Downtown*  
 6 *Comprehensive Plan*, and which conforms to the *2040 Land Use Plan*; and  
 7

8 **WHEREAS**, the plan update recognizes the importance of our historical and cultural  
 9 resources located in Downtown (*Dgheyay Kaq*) and in Ship Creek (*Dgheyay Leht*),  
 10 place of the First Salmon Ceremony celebrated by *Dena’ina*, and the 4<sup>th</sup> Avenue  
 11 historic mushing district area; and  
 12

13 **WHEREAS**, the plan update provides several economic and revitalization tools,  
 14 including tax abate incentives, a gap funding program, focused utility upgrades,  
 15 interagency communication processes, focused capital improvements, public/private  
 16 partnerships, support of marketing and branding of Downtown, focused development  
 17 areas, designated cultural districts, and several opportunity sites, wayfinding and  
 18 interpretive programs, and the promotion of a clean, safe, vibrant Downtown; and  
 19

20 **WHEREAS**, during the planning process, a buildable-lots capacity analysis  
 21 (Exhibit E), included as an appendix to the plan update, identified several issues and  
 22 questions to be addressed as the Planning Department updates the Title 21  
 23 Downtown Zoning Districts code, Chapter 21.11: DOWNTOWN, that when adopted  
 24 will streamline and help development be more affordable in Downtown.  
 25

26 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
 27

28 **Section 1.** The *Our Downtown: Anchorage Downtown District Plan 2021*, Public  
 29 Hearing Draft dated 10/18/21 (Exhibit A), is hereby adopted as an element of the  
 30 Comprehensive Plan, replacing the 2007 Anchorage Downtown Comprehensive  
 31 Plan, to include the recommendation for approval by the Planning and Zoning  
 32 Commission as described in Planning and Zoning Commission Resolution  
 33 No. 2021-038 (Exhibit B) and edits recommended by the Planning Department in  
 34 the Comment-Response Table (Exhibit C).  
 35

36 **Section 2.** Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1:  
 37 *Comprehensive Plan Elements*, is hereby amended to read as follows (*the*  
 38 *remainder of the section is not affected and therefore not set forth*):  
 39

40 **21.01.080 Comprehensive Plan.**  
 41  
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TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	*** **		
	Our Downtown: Anchorage Downtown District[COMPREHENSIVE] Plan <u>2021</u>	AO 2022- ( <i>insert effective date of this ordinance</i> )	
*** **	*** **		

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14; AO No. 2014-139(S) , § 3, 12-2-14; AO No. 2015-17 , § 3, 3-3-15; AO No. 2015-18 , § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15 ; AO No. 2015-140, § 2, 3-8-16 ; AO No. 2016-101 , § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO No. 2017-116 , § 6, 9-26-17; AO No. 2018-23 , § 3, 3-20-18; AO No. 2019-142 , § 3, 12-17-19; AO No. 2020-74 , § 2, 9-15-20)

**Section 3.** This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. 2021-0119)