

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: February 21, 2023

**ANCHORAGE, ALASKA
AO No. 2023-22**

AN ORDINANCE AMENDING THE *OUR DOWNTOWN: ANCHORAGE DOWNTOWN DISTRICT PLAN 2021* AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

(Planning and Zoning Commission Case No. 2022-0134)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Our Downtown: Anchorage Downtown District Plan 2021* is hereby amended to reflect changes recommended by the Planning and Zoning Commission Resolution, included as Exhibit A.

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

21.01.080 Comprehensive plan.

*** **

B. Elements.

*** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	*** **		
	Our Downtown: Anchorage Downtown District Plan 2021	AO 2022-27, As Amended May 24, 2022; AO 2007-113; 12-11-2007	AO 2023- ; <i>(insert effective date of this ordinance)</i>
	*** **		

*** **

(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-

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18; AO No. 2019-142, § 3, 12-17-19; AO No. 2020-74, § 2, 9-15-20; AO No. 2021-25(S), § 3, 8-24-21; AO No. 2022-27, § 2, 4-26-22; AO No. 2022-54, § 2, 5-24-22)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2023.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2022-0134)

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 115-2023

Meeting Date: February 21, 2023

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AMENDING THE *OUR DOWNTOWN:***
4 ***ANCHORAGE DOWNTOWN DISTRICT PLAN 2021 AND***
5 ***AMENDING ANCHORAGE MUNICIPAL CODE SECTION***
6 ***21.01.080 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.***
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8 9 **INTRODUCTION AND PZC RECOMMENDATION**

10
11 The Planning and Zoning Commission (PZC) held a public hearing on PZC Case
12 No. 2022-0134 on December 12, 2022, to take public testimony on Planning
13 Department's recommended edits to the *Our Downtown: Anchorage Downtown*
14 *District Plan 2021 (Our Downtown Plan)* (Exhibit B). The PZC voted unanimously
15 to recommend approval of the staff's recommendations in PZC Resolution No.
16 2022-040 (Exhibit A).
17

18 **ASSEMBLY ADOPTION**

19
20 The next step in the downtown plan amendment process is to bring the public
21 hearing draft plan before the Assembly for an Assembly public hearing, Assembly
22 approval, and adoption.
23

24 **Approval Process**

25 AMC 21.03.070 Comprehensive Plan Amendments

26 This section allows concurrent comprehensive plan amendments to occur
27 following the same procedures for substantial amendments, including initiation,
28 public notice, department review, planning and zoning, and assembly action.
29 Approval criteria for the proposed amendment ensure that the "internal
30 consistency" of the *Our Downtown Plan* will be maintained.
31

32 **Downtown Code Working Group and Staff Recommendations**

33 The Downtown Code Working Group identified inconsistencies between the
34 proposed downtown code and the design guidelines adopted into the *Our*
35 *Downtown Plan*. Inconsistencies between plans and code can result in conflicting
36 code interpretations. The proposed edits will remove inconsistencies to prevent
37 future conflicting interpretations. The plan was also edited to include additional
38 maps, photographs, and other updated graphical information to assist plan users
39 in better understanding the plan's guidelines and intent.

Public Engagement

The plan edits were posted on the <https://www.ourdowntownanchorage.com> and Muni.org project websites. The notice of posting and the plan document was also posted in CityView for municipal departments and community council information and comments. Additionally, staff discussed the plan amendments during public open houses and presentations held in 2022 on the following dates:

- November 2 – Downtown Community Council meeting
- November 4 – Public Open House at the Anchorage Museum
- November 8 – Lunch & Learn at the Pioneer School House
- November 9 – Public Open House at the Pioneer School House
- November 29 – Anchorage Community Development Authority (ACDA) Board Meeting.

Comments Received

Five agency comments of *no comment* or *objection* were received from (1) the Alaska Department of Transportation and Public Facilities and MOA (2) the Traffic Department, (3) the Development Services' Right-of-Way Section, (4) the Development Services' Private Development Division, and the (5) Anchorage Water and Wastewater Utility.

There were no public comments received during December 12, 2022, PZC public hearing on the plan amendments.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Kristine Bunnell, Long-Range Planning Manager
Planning Department

Approved by: Craig H. Lyon, Planning Director

Concur: Lance Wilber, Director

Office of Economic & Community Development

Concur: Courtney Petersen, OMB Director

Concur: Blair M. Christensen, Acting Municipal Attorney

Concur: Grant Yutrzenka, CFO

Concur: Kent Kohlhase, Acting Municipal Manager

Respectfully submitted: Dave Bronson, Mayor

Attachments: Exhibit A— Planning and Zoning Commission Resolution 2021-040

Exhibit B— PZC Case 2022-0134 Staff Packet

Exhibit C— PZC Meeting Minutes

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2023-22

Title: **AN ORDINANCE AMENDING THE *OUR DOWNTOWN: ANCHORAGE DOWNTOWN DISTRICT PLAN 2021* AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS**

Sponsor: **MAYOR**
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:					
(In Thousands of Dollars)					
	FY23	FY24	FY25	FY26	FY27
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

This plan amendment clarifies design guidelines to be consistent with Title 21, Chapter 11: Downtown, adds new photos, and updated maps for clarification. The plan includes action items for municipal departments that may include some expense for the specific department to implement. Many of the action items could be funded through grant programs wherein local agencies or non-profits would participate and may also provide some funding or staff support. Several projects could be funded through AMATS funding or the municipal annual capital improvement program. A few actions will be implemented by creating communication processes intended to ensure municipal departments, utility providers, and developers are updated and aware of facility locations and utility capacities to help streamline development and reduce costs. A few of the actions are already incorporated into the Planning Department work program to ensure implementation of the plan and to meet the expectations of the community for a revitalized Downtown Anchorage.

PRIVATE SECTOR ECONOMIC EFFECTS:

This plan, when implemented, is fully intended to help streamline development requirements and reduce development costs to ensure straightforward compatible interpretations between Title 21 and the plan.

Prepared by: Kristine Bunnell

Telephone: 343-7920

**Planning and Zoning Commission
Resolution of Support No. 2022-040**

***Proposed Amendments to Our Downtown:
Anchorage Downtown District Plan 2021***

PZC Case No. 2022-0134

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2022-040

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF EDITS TO THE *OUR DOWNTOWN – DOWNTOWN ANCHORAGE DISTRICT PLAN 2021* TO MAINTAIN CONSISTENCY BETWEEN THE DOWNTOWN PLAN AND THE TITLE 21, CHAPTER 11: DOWNTOWN, DOWNTOWN ZONING DISTRICTS CODE.

(Case No. 2022-0134)

WHEREAS, the *Our Downtown: Anchorage Downtown District Plan 2021 (DT Plan)* was adopted on April 26, 2022 (A.O. 2022-27) and is envisioned to provide a vibrant northern city with a “comfortable” and “exciting pedestrian environment and facilities”..... and that offers “a refined urban living experience...” with relevant goals, policies, design guidelines, and action items to achieve this vision; and

WHEREAS, the Downtown Code Working Group identified inconsistencies between the proposed downtown code and the approved design guidelines adopted into the *DT Plan* that could result in conflicting code or plan interpretations at some time in the future; and

WHEREAS, staff also wished to include additional maps, photographs, and other updated graphical information to help the plan user to better use and understand the *DT Plan’s* guidelines and intent; and

WHEREAS, the PZC opened and closed a public hearing on Monday, December 12, 2022 to consider the merits of the plan edits, from the staff and working group recommendations, concluded its deliberations, and finalized its recommendation and findings to the Anchorage Assembly for approval.

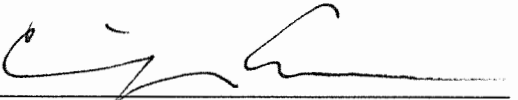
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission:

- A. The Commission makes the following findings of fact:
1. The text amendment meets the approval criteria of AMC 21.03.070 – Comprehensive Plan Amendments by maintaining the internal consistency, while providing consistent direction in Chapter 6: Urban Design of the *Our Downtown Plan* as adopted on April 26, 2022 (A.O. No. 2021-27).
 2. The text amendment will bring the *Our Downtown: Anchorage Downtown District Plan 2021* into alignment with the downtown zoning district code in Title 21, Chapter 11: Downtown by providing consistent direction between the code and the adopted plan gives clear direction on intent and requirements of the code, therefore reducing the need for unnecessary interpretation between code and comprehensive plan guidance.


- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of staff and working group recommended edits to the *Our Downtown – Downtown Anchorage District Plan 2021*.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 12th day of December, 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 9th day of January, 2023.



Craig H. Lyon
Secretary



Jared Gardner
Chair

(Case No. 2022--0134)

krb