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

SUBJECT: 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.

INTRODUCTION AND PZC RECOMMENDATION

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

ASSEMBLY ADOPTION

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

Approval Process

AMC 21.03.070 Comprehensive Plan Amendments

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

Downtown Code Working Group and Staff Recommendations

The Downtown Code Working Group identified inconsistencies between the proposed downtown code and the design guidelines adopted into the Our Downtown Plan. Inconsistencies between plans and code can result in conflicting code interpretations. The proposed edits will remove inconsistencies to prevent future conflicting interpretations. The plan was also edited to include additional maps, photographs, and other updated graphical information to assist plan users 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:

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

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)