

See AC 00 124(5)
as amended

Submitted
by:
Prepared by
For reading

Chair of the Assembly at the
Request of the Mayor
Department of Community
Planning and Development
July 25, 2000



Anchorage, Alaska
AO 2000-124

1 AN ORDINANCE ADOPTING THE GIRDWOOD COMMERCIAL AREAS AND
2 TRANSPORTATION MASTER PLAN AS AN ELEMENT OF THE ANCHORAGE
3 COMPREHENSIVE PLAN AND AMENDING CHAPTER 21.05 OF THE ANCHORAGE
4 MUNICIPAL CODE.
5
6

7 (Girdwood) (Planning and Zoning Commission Case 2000-032)
8

9 THE ANCHORAGE ASSEMBLY ORDAINS
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11 Section 1. *The Commercial Areas and Transportation Master Plan - Girdwood,*
12 *Alaska*, Draft dated November 1, 1999, is adopted as recommended by the Planning and
13 Zoning Commission in Resolution No. 2000-032 as an element of the Municipality of Anchorage
14 Comprehensive Plan with the following modifications:
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- 16 A. Maps 10 and 11 are amended to show the East Valley Access roadway
17 running up the west side of Alyeska Basin Subdivision, rather than tying
18 into Timberline Drive.
19
20 B. Appendix A – Prior Studies and Plans includes in its list the *Areawide*
21 *Trails Plan* (1997) and the *Girdwood Iditarod Trail Route Study* (1996).
22

23 Section 2. AMC 21.05.030 is amended by adding a new subsection 21.05.030W. to
24 read as follows:
25

26 The comprehensive plan consists of the following elements, which are incorporated in
27 this chapter by reference:
28

29 W. Girdwood Commercial Areas and Transportation Master Plan dated [effective date of
30 this ordinance.]
31

32 Section 3. This ordinance shall become effective immediately upon passage and
33 approval by the Anchorage Assembly.
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35 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
36 _____, 2000.
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Chair

ATTEST:

Municipal Clerk

AM 742-2000 /AM 1127-2000/AM 75-2001/
AM 145-2001



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 742-2000

Meeting Date: July 25, 2000

From: Mayor

Subject: *Girdwood Commercial Areas and Transportation Master Plan*

The ***Commercial Areas and Transportation Master Plan*** was prepared by a group of consultants with a wide range of expertise and experience in mountain resort communities. The project was led by consultants from the Vail, Colorado, office of Design Workshop, Inc. They were assisted by Charlier Associates, Inc., HDR Alaska, Inc., and Christopher Beck & Associates.

The document addresses two vitally important areas of concern for Girdwood—a long-range multi-modal transportation plan and long-range strategy for improving the commercial areas in the valley. The document essentially contains two master plans in one. This reflects the close interrelationship of these two important functional components.

The document is composed of three major sections. The introductory section offers background information on the Girdwood community and its land use patterns; describes the physical constraints that influence development patterns in the valley and summarizes the major issues and concerns expressed in community meetings; and identifies the community's top priorities.

The second section presents the valley-wide elements of the Transportation Master Plan. This section includes general transportation concepts, recommendations for a public transportation system, and modifications to the road, street, and trail network.

The third section comprises the Commercial Areas Master Plan. General concepts for commercial vitality are explained and are then applied to the three major commercial nodes—the valley entry area, new townsite area, and resort base areas. Recommendations for commercial development—which include incorporation of site and building design standards into Title 22, a new draft set of land use regulations being developed—are integrated with recommendations for improvements in vehicular and pedestrian circulation.

A final chapter discusses general approaches to implementation and phasing, emphasizing the importance of essential partnerships among a number of private and government entities.

1 The ***Commercial Areas and Transportation Master Plan*** is a very readable
2 document that is responsive to identified community goals and objectives, reinforced
3 from previous planning processes. The Master Plan has identified several key
4 planning principles that are well described and conceptually illustrated, and which will
5 provide guidance for future land use and public facility programming.
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8 The draft master plan was made available in early November 1999 for a 90-day
9 public review period before hearings were held in Anchorage and Girdwood by the
10 Planning and Zoning Commission. The Girdwood Board of Supervisors and its
11 advisory Land Use Committee diligently reviewed the draft master plan, as did many
12 others. Following its public hearings, the Planning & Zoning Commission formulated
13 its recommendations in April, which are included with the Resolution (attached).
14

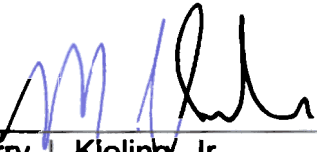
15 Generally speaking, there is very widespread support for the Master Plan, with one
16 significant exception. The exception is the recommendation to include a proposed
17 rail spur into the valley terminating at Alyeska Resort. The official record contained in
18 the attachments includes strong arguments on both sides of the issue (in attached
19 Appendices).
20

21
22 The Administration supports the recommendations of the Planning and Zoning
23 Commission with two additional minor modifications, which the Commission
24 discussed, but inadvertently omitted in its deliberations. The modifications are
25 included in the attached Assembly Ordinance.
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29 Concurred by:

Prepared by:

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Harry J. Kieling, Jr.
Municipal Manager



Susan R. Fison, Acting Director
Community Planning & Development

Respectfully submitted



George P. Wuerch
Mayor

Attachments: Planning and Zoning Commission Resolution No. 2000-032
Planning and Zoning Commission Minutes of April 10, 2000 (deliberations)
Appendices

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

A0 2000-124

1	SUBJECT OF AGENDA DOCUMENT Girdwood Commercial Areas and Transportation Master Plan	DATE PREPARED July 17, 2000 INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM		
2	DEPARTMENT NAME Community Planning and Development	DIRECTOR'S NAME Susan R. Fison, Acting Director		
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Tom Nelson	HIS/HER PHONE NUMBER 343-4224		
4	COORDINATED WITH AND REVIEWED BY	<table style="width: 100%;"> <tr> <th style="width: 40%;">INITIALS</th> <th style="width: 60%;">DATE</th> </tr> </table>	INITIALS	DATE
INITIALS	DATE			
5	Mayor	W		
	Municipal Clerk			
2	Municipal Attorney	1/14/00		
	Employee Relations			
4	Municipal Manager	7/20		
	Cultural & Recreational Services			
	Fire			
	Health & Human Services			
	Merrill Field Airport			
	Municipal Light & Power			
3	Office of Management and Budget	7/19/00		
	Police			
	Port of Anchorage			
	Public Works			
	Solid Waster Services			
	Transit			
	Water & Wastewater Utility			
	Executive Manager			
1	Community Planning and Development	7/18/2000		
	Finance, Chief Fiscal Officer			
	Heritage Land Bank			
	Management Information Services			
	Property & Facility Management			
	Purchasing			
	Other			

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 Office of Municipal Clerk
 JUL 20 2000
 P.O. Box 196650
 Anchorage, AK 99518-6650

RECEIVED
 JUL 18 2000
 ANCHORAGE

FYI – A request has been made by the Girdwood Board of Supervisors to hold the public hearing in Girdwood.

7.6.3. Introduction

6	ASSEMBLY MEETING DATE REQUESTED For Intro – July 25, 2000	7	PUBLIC HEARING DATE REQUESTED ASAP 9/14/00 IN GIRDWOOD
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9/26/00 @ Assembly Chambers