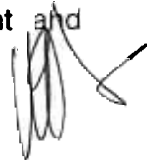


CLERK'S OFFICE  
APPROVED

Date: 10-17-00

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Office of Management and  
Budget  
For Reading: September 12, 2000



ANCHORAGE, ALASKA  
AO NO. 2000- 142

AN ORDINANCE CREATING THE JAIL LEASE REVENUE FUND (266) AND APPROPRIATING FOUR MILLION EIGHT HUNDRED SEVENTY SEVEN THOUSAND SEVEN HUNDRED NINETY EIGHT DOLLARS AND EIGHT CENTS (\$4,877,798.08) OF JAIL REVENUE BOND PROCEEDS TO THE ANCHORAGE METROPOLITAN POLICE SERVICE AREA FUND (451) AND APPROPRIATING FOUR MILLION ONE HUNDRED NINETY FOUR THOUSAND SIX HUNDRED NINETY SEVEN DOLLARS AND FORTY EIGHT CENTS (\$4,194,697.48) AS A TRANSFER FROM THE ANCHORAGE METROPOLITAN POLICE SERVICE AREA FUND (451) TO THE JAIL LEASE REVENUE FUND (266)

WHEREAS, on November 17, 1998, the Anchorage Assembly enacted ordinance AO 98-177 approving an agreement to issue municipal revenue bonds and enter into a ground lease for the purpose of facilitating the financing, construction and operation of a new municipal jail facility, and;

WHEREAS, on November 17, 1998, the Anchorage Assembly passed a resolution (AR 98-351; AM 1025-98; AIM 133-98) appropriating \$56,000,000 of anticipated revenue bonds to the Anchorage Metropolitan Police Service Area Fund (451) for costs related to the design and construction of a replacement jail; and

WHEREAS, in accord with the agreement with the State of Alaska, lessee of the subject jail facility, it is necessary to establish a separate fund to account for all lease revenue and debt service payments, and;

WHEREAS, on May 2, 2000 a closing for the sale of Lease Revenue Bonds, Correctional Facility, Series 2000 was held, with a settlement amount of \$60,877,798.08 including the previously appropriated construction fund amount of \$56,000,000, and additional allowable closing costs including capitalized interest, cost of issuance, and bond insurance premium, which must now be appropriated; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Assembly hereby creates Jail Lease Revenue Fund 266.

Section 2. The Anchorage Assembly hereby appropriates Four Million Eight Hundred Seventy Seven Thousand Seven Hundred Ninety Eight Dollars And Eight Cents (\$4,877,798.08) of jail revenue bond proceeds to the Anchorage Metropolitan Police Service Area CIP Fund (451).

AM 870-2000

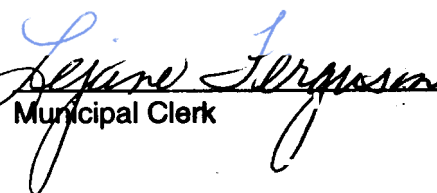
1        Section 3. The Anchorage Assembly hereby appropriates Four Million One Hundred  
2        Ninety Four Thousand Six Hundred Ninety Seven Dollars And Forty-Eight Cents  
3        (\$4,194,697.48) as a transfer from the Anchorage Metropolitan Police Service Area CIP Fund  
4        (451) to the Jail Lease Revenue Fund (266).  
5

6        Section 4. This ordinance shall become effective upon passage and approval by the  
7        Anchorage Assembly.  
8

9        PASSED AND APPROVED by the Anchorage Assembly this 17 <sup>October</sup> ~~September~~  
10       2000.

11  
12  
13  
14          
15        Chairman  
16

17  
18        ATTEST:  
19

20  
21          
22        Municipal Clerk  
23

Submitted by:

Chairman of the Assembly at the  
Request of the Mayor

Prepared by:

Department of Community Planning  
and Development

For reading:

SEPTEMBER 26, 2000

Anchorage, Alaska

AO 2000-143

AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235 (S-1)(aa), AN ORDINANCE THAT REZONED TO PC (PLANNED COMMUNITY) DISTRICT APPROXIMATELY 530 ACRES, DESCRIBED AS TRACT A OF THE POWDER RESERVE, TO AMEND THE STANDARDS OF DEVELOPMENT AND SITE LAYOUT PREVIOUSLY ADOPTED IN THE MASTER PLAN FOR TRACT A OF THE POWDER RESERVE, GENERALLY LOCATED IMMEDIATELY NORTHWEST AND SOUTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY, IN THE EAGLE RIVER & BIRCHWOOD AREA, LOCATED WITHIN PORTIONS OF SECTIONS 25, 26, 35 AND 36, T15N, R2W, S.M., ALASKA CONTAINING 530 ACRES MORE OR LESS.

(Birchwood Community Council)(Planning and Zoning Commission Case No. 00-013)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the Master Plan for the PC (Planned Community) District, as depicted on Exhibit A (attached), for Tract A of the Powder Reserve located within portions of Sections 25, 26, 35 & 36, T15N, R2W, S.M., Alaska, is hereby amended as set forth in subsequent sections.

Section 2. AO94-235 (S-1) (as amended) (as corrected 5/4/95) is hereby amended as follows:

Section 2 Changes:

Page 2, Line 1, Master Development Plan Matrix

Development Area N, Residential [NP] P, Commercial [NP] CU, Other [Park Reserve]

P, CU, Total Dwelling Units 32.

Development Area P, Total Dwelling Units [100] 164.

\*\*\* No Change \*\*\*

Section 3 Changes:

Page 3, Line 19 & 20

[h. Tract A shall be annexed into the Building Safety Service Area (AMC 27.30.040) with or prior to the recordation of the first subdivision plat.]

\*\*\* No Change \*\*\*

- 1 Page 4 - Delete PC District Residential Street Design Standard sections for major and minor residential  
2 streets. Retain design standard sections for collector streets.

3 \*\*\* No Change \*\*\*

4 Page 6, lines 7,8 & 9

- 5 1) Designated open space areas within the PC district shall comply with those shown  
6 in Figures 7 and 9 as amended (Exhibit B) of the adopted Master Development Plan, except  
7 that:

8 \*\*\* No Change \*\*\*

9 Page 7, lines 40,41,42 and 43

- 10 2) Reserves for possible future construction of public park facilities shall be located  
11 in the remaining portion of Development Area F (2.5 acres) [and Development  
12 Area N (10 acres)] ,as shown in Figure 7 as amended (Exhibit B) of the adopted Master  
13 Development Plan.

14 \*\*\* No Change \*\*\*

15 Page 8, lines 4,5 and 6

- 16 4) The Municipality of Anchorage shall have authority to acquire [Development  
17 Area N and] the reserve portion of Development Area F for public park purposes  
18 and subject to the following conditions.

19 \*\*\* No Change \*\*\*

20 Section 4 Changes:

21 Page 9, Lines 20,21,22 and 23

- 22 Section 4. Development area E consisting of 60 + acres, development area J consisting or  
23 82 + acres, development area M consisting of [33] 35 + acres, development area N  
24 consisting of 10 + acres, and development area P consisting of [34] 37 + acres, as depicted in Exhibit  
25 B, shall be restricted to the following uses and development design standards:

26 \*\*\* No Change \*\*\*

Page 9, Line 24.

2 Development Areas E, J, M, and N [and P] (Single-Family, Two-Family  
3 Residential) (Exhibit D)

4 \*\*\* No Change \*\*\*

5 Page 9, Line 35.

6 Development Area M and N, Total Dwelling Units, Residential, 140

7 \*\*\* No Change \*\*\*

8 Page 9, Line 36.

9 [Development Area P, Total Dwelling Units, Residential, 100]

10 \*\*\* No Change \*\*\*

11 Page 10, Lines 11 and 12.

12 4) Public Buildings such as police stations, fire stations, libraries and uses in keeping  
13 with the character and requirements of the PC district.

14 \*\*\* No Change \*\*\*

15 Page 13, after Line 17 add:

16 2. Development Area P (Single-Family, Two-Family and Multiple-Family Residential)

17 a. Intent and use. Development standards within Development Area P shall be the  
18 same as the R-2M (multiple-family residential) district as defined in AMC  
19 21.45.045.

20 b. Total Dwelling Units, Residential 164.

21 Section 3. Master Plan Amendments:

22 Section III Changes:

23 Page 16 - Section III, A. 4 modify to read:

24 4. Street Design. All streets will be constructed to meet or exceed Municipal urban  
25 standards, including requirements for sidewalks and street lighting. All collector streets  
26 shall be designed in accordance with Figure 13b. PC District Residential Street Design  
27 Standard of this Master Plan. All other residential streets shall be designed to urban street  
28 standards defined in the most recently adopted version of AMC 21.85, Subdivision

**Standards: Improvements, Table A.** This will ensure consistency and quality in street design as phased development is undertaken.

\*\*\* No Change \*\*\*

Page 18 - Section III, Table 1. Land Use Data: delete and replace with:

**Table 1. Land Use Data.**

Development Area	Description	Area (Ac.)	Development Units	Density (DU/Ac.)
A	Undisturbed Area	9	0	0.0
B	Area Merged with Dev. Area E	--	--	--
C	Undisturbed Area	11	0	0.0
D	Single-Family Cluster Residential	74	200	2.7
E	Single-Family / Duplex Residential	60	220	3.7
F	Park Area (12.5 Ac. Dedicated and 2.5 Ac. Reserve)	150	0.0	
G	Undisturbed Area	7	0	0.0
H	School Site	15	0	0.0
I	Single-Family / Multi-Family Res.	76	450	5.9
J	Single-Family / Duplex Residential	82	330	4.0
K	Undist. Area (Fire Cr. Greenbelt)	20	0	
L	Multi-Family Cluster Residential	39	350	9.0
M	Single-Family / Duplex Residential	35	108	3.1
N	Single Family Residential	10	32	3.2
O	Office/Retail/Hotel/Institutional Area	35	0	0.0
P	Multiple-Family Residential (R-2M)	37	164	4.4
Q	Undisturbed Area	12	0	0.0
	<b>TOTAL</b>	<b>537</b>	<b>1,854</b>	<b>3.5</b>

% of  
Total Area

D, E, I, J, L, M, N, & P	Total Residential Area	413	1,854	76.9
A, C, G, K, Q	Total Open Space Area (Undisturbed Areas and Green Belt)	59	0	11.0
F, & H	Total Public Use Area (School and Parks)	30	0	5.6
O	Total Office/Hotel/Institution Area	35	0	6.5

[Note that changes have been made to the total area. This is a result of boundary surveys completed for a portion of the property through the platting process. Additional changes are anticipated as the site is platted and development areas are defined by actual boundary surveys.]

\*\*\* No Change \*\*\*

1 Page 19 - Section III, A. 5 delete and replace with:

2 5. Street Landscaping. Both sides of all collector streets within the tract will be tree-lined to  
3 specified standards to ensure consistent, high quality aesthetic design.

4 \*\*\* No Change \*\*\*

5 Page 19 - Section III. A. 6 be amended to read:

6 6. Preservation of Natural Vegetation. Standards have been developed to ensure that a high  
7 degree of natural vegetation is retained in all areas of the tract. In addition, of the tract's  
8 [five] four designated opens space areas, development standards require that undisturbed  
9 open space be retained in rear yards of all residential neighborhoods.

10 \*\*\* No Change \*\*\*

11 Page 19 - Section III. A. 8 be deleted:

12 [8. Quality of Construction. All structures within the tract are required to be constructed to  
13 municipal Uniform Building Code Standards]

14 \*\*\* No Change \*\*\*

15 Page 19 Section III. B. amend the first paragraph to read:

16 1 Overview. The unifying development theme and dominant land use for Tract A is  
17 residential. Almost 77 percent of the land, [398] 413 acres in total, is designated for  
18 primary residential use. At full build-out, the tract will accommodate a total of [1,790]  
19 1.854 dwelling units. Residences will be located within [seven] eight Development Areas:  
20 Areas D, E, I, J, L, M, N, and P.

21 \*\*\* No Change

22 Page 20 - Section III. B. 3 amended the "NOTE:" to read:

23 NOTE: Development Areas E, J, M, and N [and P] are all subject to the same development  
24 standard requirements and restrictions.

25 \*\*\* No Change \*\*\*

26 Page 21 - Section III. B.5 be deleted and replaced with:

27	5.	Development Area M and N	(Single-Family, Two-Family Residential)
28		Development Area Size:	45 acres
29		Development Area Dwelling Units:	140
30			Area M = 66 Single-Family and 42 Two-Family
31			Area N = 32 Single-Family
32		Style of Dwelling Units	Single-Family detached, Two-Family

See Development Area E above for description of development requirements and restriction.

Page 21 - Section III. B. 6 be deleted and replaced with:

6. Development Area P (Single-Family, Two-Family and Multiple-Family Residential)

Development Area Size: 37 acres

Development Area Dwelling Units: 164

Style of Dwelling Units: Single-Family, Two-Family and Multiple-Family

This development area is intended to serve single-family, two-family and multiple-family residential development. Development standards shall be the same as the R-2M (Multiple-Family Residential) district as defined in AMC 21.45.045.

\*\*\* No Change \*\*\*

Page 25 - Figure 8. Conceptual Park Layout: delete Area N figure. (Exhibit C)

\*\*\* No Change \*\*\*

Page 26 - Section III.D.3 be deleted.

[3. Development Area N (Active Park)

In the southern portion of the tract, a 10-acre active park/ball field area has been reserved at the existing gravel extraction site. The site's advantage for ball field use is that it has been excavated more like a "clear cut" than a "hole". Its location also has the major benefit of making it readily accessible to both tract residents and the surrounding community. The park is primarily intended, and can be designed, to accommodate baseball, softball or Little League fields. Figure 8 shows a conceptual park layout.] (Exhibit C)

\*\*\* No Change \*\*\*

#### Section IV Changes:

Page 36 - Section IV. A.8 be deleted:

[8. Tract A shall be annexed into the Building Safety Service Area (AMC 27.30.040) with or prior to recordation of the first subdivision plat.]

\*\*\* No Change \*\*\*

Page 37 - Section IV.D.1.b be amended to read:

b. All streets, street lighting, sidewalks and bike paths will be designed and constructed to meet or exceed the most recently adopted urban design standards identified in Title 21, the Design Criteria Manual (DCM), and the Official Streets and Highways Plan (OSHP).



Collector streets shall conform to PC District street design standards shown in Figure 13B.

Streets shall be constructed in conjunction with subdivision development.

\*\*\* No Change \*\*\*

Page 37 - Section IV.D.1.c be amended to read:

C. All collector streets within the PC district shall be planted on both sides with deciduous trees a minimum of 8 feet in height (1-inch caliper). Trees shall be planted at average intervals no greater than 20 feet on center. Trees shall be planted within 12 months of street construction. Trees shall be maintained by the property owner after expiration of any warranty on the landscaping.

\*\*\* No Change \*\*\*

Page 39 - Figure 13a. PC District Residential Street Design Standards: to be deleted.

\*\*\* No Change \*\*\*

Page 44 - Section IV F.2.b. amend to read:

b. Reserve for possible future construction of public park facilities shall be located in the remaining portion of Development Area F (2.5 acres) [and Development Area N (10 acres), as shown in Figure 7, as amended (Exhibit B), of the adopted Master Development Plan.

\*\*\* No Change \*\*\*

Page 44 - Section IV.F.2.d. amend to read:

d. The Municipality of Anchorage shall have authority to acquire [Development Area N and] the reserve portion of Development Area F for public park purposes and subject to the following conditions.

\*\*\* No Change \*\*\*

Page 45 - Section IV.F.2.d.(2) amend to read:

(2) Decision by the Municipality not to acquire [Development Area N or] the reserve portion of Development Area F shall not obligate Eklutna, Incorporated or such other property owner to provide alternative park reserve site(s) within the Master Development Plan area. Provisions of alternative park reserve site(s) shall be solely at the discretion of Eklutna, Incorporated or such other property owner.

\*\*\* No Change \*\*\*

Page 45 - Section IV.F.2.e amend to read:

e. If the decision is made by the Municipality not to acquire [Development Area N or] the reserve portion of Development Area F at any time from date of adoption of the PC District,

then they shall be immediately released from their reserve designations. Under such circumstance, standard for [Development Area N and] the reserve portion of Development Area F of the Master Development Plan shall be amended as outlined in Anchorage Municipal Code 21.40.250.f.

\*\*\* No Change \*\*\*

Page 46 - Section IV.B amend to: DEVELOPMENT AREAS E, J, M, and N [and P]

\*\*\* No Change \*\*\*

Page 47 - Section IV B.2. Maximum Limits on Permitted Principal Uses

Total Dwelling Units, Residential

1) Dev Area E	220
(2) Dev Area J	330
(3) Dev Area M and <u>N</u>	<u>140</u>
[(4) Dev Area P	100]

\*\*\* No Change \*\*\*

Page 47 - Section IV.B.3.d modify to read:

d. public buildings such as police, fire stations, libraries and uses in keeping with the character and requirements of the PC district;

\*\*\* No Change \*\*\*

Page 70 - Add new item as follows:

G. Development Area P (Single-Family, Two-Family, and Multiple-Family Residential.

1 Intent and use. Development standards within Development Area P shall be the same as the R-2M (multiple-family residential) district as defined in the most recently adopted version of AMC 21.45.045.

2. Total Dwelling Units, Residential 164.

\*\*\* No Change \*\*\*

Section 4. Effective Clauses. The Director of the Department of Community Planning and Development shall change the zoning map in accordance with ordinance referenced in Section 1 above, which shall become effective upon satisfaction of the following:

A. A letter from the petitioner shall be submitted within 120 days of Assembly approval, indicating no objection to the following conditions:

- 1) No further zoning amendments of the PC Zone, as represented by the Master Development Plan for Tract A, Powder Reserve (as amended and corrected), shall be considered by the Municipality of Anchorage, without an accompanying re-evaluation of the existing Master Plan. At a minimum, the re-evaluation should address the inter-relationship of Powder Reserve Tracts A, B and C, as well as the use of standard zoning districts in lieu of the current PC and T zoning in the area.
  - 2) Residential streets shall be designed to accommodate separated sidewalks (on both sides of the street), bike trails (where designated in the Plan), and snow storage areas within the right-of-way.
  - 3) The map/plat for Powder Ridge Subdivision, contained in the petitioner's submittal dated May 18, 2000, showing the location of single-family and duplex dwellings, shall be included in the Master Plan to supplement related text revisions. (Exhibit D)
  - 4) The petitioner agrees to dedicate 3.5 acres of land from Development Area N to be used for a neighborhood park.
- B. The petitioner shall submit 18 copies of an updated Master Plan that is revised in accordance with the amendments contained herein, and all prior amendments and corrections, which shall be delivered to the Director of the Community Planning and Development Department. The update shall include all prior amendments or revisions to the Master Development Plan for Tract A, Powder Reserve, that have been duly approved by the Assembly since the original approval in 1995.

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

2000.

ATTEST:

\_\_\_\_\_  
Chairman

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




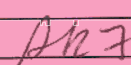
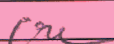
(051-631-51, varies within Powder Ridge Phase I)

(Case 2000-013)



Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

AO 2000-143  
(#2000-013)

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b> Amendments to AO 94-235(S-1)(aa), PC (Planned Community) District Zoning to amend standards of development and site layout in the Master Plan for Tract A of the Powder Reserve.	<b>DATE PREPARED</b> 8/30/00	<b>INDICATE DOCUMENTS ATTACHED</b> <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	<b>DEPARTMENT NAME</b> Community Planning and Development	<b>DIRECTOR'S NAME</b> Susan R. Fison, Acting Director	
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b> J. Weaver	<b>HIS/HER PHONE NUMBER</b> 343-4215	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
<b>6</b>	Mayor		SEP 15 2000
	Municipal Clerk		
2	Municipal Attorney		9/5/00
	Employee Relations		
<b>5</b>	Municipal Manager		19
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
<b>3</b>	Office of Management and Budget	CF	<b>RECEIVED</b> Office of Municipal Clerk SEP 18 2000 P.O. Box 196650 Anchorage, AK 99519-6650
	Municipal Light & Power		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	<b>Executive Manager</b>		
1	Community Planning and Development		9-1-00
	Finance, Chief Fiscal Officer		
	Management Information Services		
	Heritage Land Bank		
	Property & Facility Management		
	Purchasing		
<b>4</b>	Community Services and Dev.		9-5-00
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENT</b> <b>FOR INTRODUCTION</b> <div style="text-align: right; color: red; font-weight: bold;">7.B. Introduction</div>		
<b>6</b>	<b>ASSEMBLY MEETING DATE REQUESTED</b> ASAP	9/26/00	<b>7</b> <b>PUBLIC HEARING DATE REQUESTED</b> At least 4 weeks after introduction 10/24/00

**FULL TEXT OF  
DOCUMENT CAN BE  
OBTAINED AT MUNI  
CLERK S OFFICE**