

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 10-21-03

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: September 23, 2003

Anchorage, Alaska
AO 2003-129 (Amended)

AN ORDINANCE ADOPTING THE U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN AS AN ELEMENT OF THE ANCHORAGE 2020—ANCHORAGE BOWL COMPREHENSIVE PLAN AND AMENDING CHAPTER 21.05 OF THE ANCHORAGE MUNICIPAL CODE.
(Planning and Zoning Commission Case 2003-100)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The *U-Med/Universities and Medical District Framework Master Plan*, Draft dated May 2003, is adopted as recommended by the Planning and Zoning Commission in Resolution No. 2003-057 as an element of the Anchorage 2020-Anchorage Bowl Comprehensive Plan, replacing the 1983 Goose Lake Plan, with the following modification:

- A. The extensions of Wright Street and Piper Street between East 40th Avenue and Providence Drive shall remain on the Recommended Plan Map as shown in the May 2003 Final Draft.
- B. Before any action to extend or make additions or other significant alterations to Wright Street, Piper Street, 40th Avenue, and/or 42nd Avenue or other public rights-of-way in the general area, with the exception of Laurel Street, there shall be a traffic study with public participation and an approved circulation plan adopted. Such a plan shall also include other intra-district circulation options and traffic calming opportunities.

Section 2 AMC 21.05.030 is amended by replacing subsection 21.05.030.A.7 to read as follows:

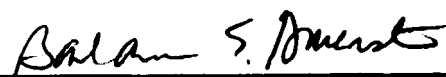
7. U-Med/Universities and Medical District Framework Master Plan dated [effective date of this ordinance.]

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

PASSED AND APPROVED by the Anchorage Assembly this 21st day of October, 2003.


Chair

ATTEST


Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2003- 129 Title: An Ordinance of the Anchorage Municipal Assembly Adopting the ***U-Med/Universities and Medical District Framework Master Plan*** as an Element of the ***Anchorage 2020-Anchorage Bowl Comprehensive Plan*** and Amending Chapter 21.05 of the Anchorage Municipal Code. (Planning & Zoning Commission Case No. 2003-100).

Sponsor:
Preparing Agency Planning Department
Others Impacted

CHANGES IN EXPENDITURES AND REVENUES: (In Thousands of Dollars)

	FY03	FY04	FY05	FY06	FY07
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Services					
TOTAL DIRECT COSTS:	\$	\$	\$	\$	\$
Add: 6000 Charge from Others					
Less: 7000 Charge to Others					
FUNCTION COST:	\$	\$	\$	\$	\$

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS: (see below)

PRIVATE SECTOR ECONOMIC EFFECTS: (see below)

Approval of this ordinance will provide long-range economic benefits to both public and private sectors. It will implement a strategy of *Anchorage 2020* to provide a master plan that addresses future development in the U-Med District, a designated major employment center. The Plan was accomplished in part through a unique public/private partnership between the Municipality and several institutions in the U-Med District. The Plan provides a policy framework to coordinate ongoing public and private decisions about land use, major facility siting, circulation and parking, residential and commercial development, public recreational facilities and open space conservation, and public amenities. Ultimately, implementation of the Plan will help improve the general economic health of the U-Med District, both public and private constituents, with benefits extending into the Anchorage community.

Prepared by: Cathy Hammond, Physical Planning Division

Telephone: 343-7921

Validated by OMB: Paul White

Date: 8/23/03

Approved by: John R. Mori

Date: 8/22/03

(Director, Preparing Agency)

Concurred by: John R. Mori

Date: 8/22/03

(Director, Impacted Agency)

Approved by: Scott Jones

Date: 9/2/03

(Municipal Manager)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 725-2003

Meeting Date: September 23, 2003

From: Mayor

Subject: *U-Med/Universities and Medical District Framework Master Plan*

1 The U-Med District Framework Master Plan has been accomplished through a collaborative effort that
2 began in 1998, when the Municipality and several institutions in the U-Med District began a unique
3 public/private partnership to prepare a master development plan for the District. The document is
4 described as a Framework Master Plan because it is intended to accommodate the growth needs of its
5 constituent institutions and other interests without specifically directing the configuration of individual
6 developments. The Plan provides a policy framework to coordinate ongoing public and private decisions
7 about land use, major facility siting, circulation and parking, residential and commercial development,
8 public recreational facilities and open space conservation, and public amenities. *Anchorage 2020*
9 designates the U-Med District as a major employment center and recommends a master plan as a tool to
10 address future development in that area. Once adopted by the Assembly, the master plan will replace the
11 1983 *Goose Lake Plan* and become an element of the *Anchorage 2020/Anchorage Bowl Comprehensive*
12 *Plan*.

13
14 A "Final Draft U-Med/Universities & Medical District Framework Master Plan" was completed in July
15 2000. Recommendations, particularly District circulation, assumed relocation of the Alaska Psychiatric
16 Institute (API) from the U-Med area. Public review and approval of the master plan was delayed when
17 the decision was made not to move API, but to build a new facility on the resubdivided property, which
18 affected circulation options presented in the draft master plan. That situation, along with other changing
19 circumstances in the U-Med District, required a review and update of the assumptions and
20 recommendations in the 2000 draft. The Municipality contracted with ZGF Architects, Inc., who
21 prepared the first draft, to update and complete the plan. The cost for the project has been shared by the
22 Municipality, the University of Alaska Anchorage, Providence Alaska Medical Center, and the Alaska
23 Mental Health Trust Land Office.

24
25 As part of the plan update process, the Project Steering Committee was reconvened in December 2002.
26 The Committee included representatives of institutions and other interests in the District, as well as
27 municipal staff. The Committee met three times before agreeing on a final draft recommended plan in
28 April 2003. Two community meetings were also held during this time. U-Med District planning efforts
29 were also coordinated, to the extent possible, with other planning projects in the area, e.g., the East
30 Anchorage Study of Transportation (EAST) and the 3500 Tudor Road Master Plan Update.

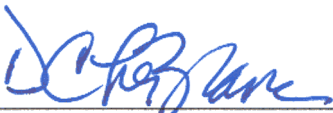
31
32 The Public Review Draft of the Plan was published in May 2003. It was distributed to Committee
33 members, area community councils, concerned citizens, and reviewing agencies. Notice of the draft plan
34 and public hearing was sent to property owners within the U-Med District. The draft document has also
35 been available on line for review with a project e-mail address. Many comments received focused on
36 traffic and access issues, including the need for additional access to the District from the north. An issue-
37 response summary was prepared to address these concerns. (See attached Planning and Zoning
38 Commission packet.)
39

A public hearing on the draft Plan was held before the Planning and Zoning Commission on July 14, 2003. The meeting minutes and the Commission's resolution with findings and recommendations are attached. The Commission generally supported the Plan with one significant exception. Citing the need for further study, the Commission voted to delete the recommended future extensions of two existing streets, Wright and Piper, north from East 40th Avenue to Providence Drive. The Plan is recommending these, and other missing linkages in the existing street network, to help improve access into and out of the District. It is not the intent to create new cut-through routes for regional traffic. One of the objectives of the Plan is that traffic with neither origin nor destination within the District be discouraged.

The Plan also is not recommending immediate construction of these linkages, and the actual alignment and construction of the Wright and Piper extensions will likely be determined by future development on property north of East 40th Avenue. However, not including the Wright and Piper extensions in the Plan may preclude or make it difficult to provide any new connection to Providence Drive in the future. It is important to retain both streets in the Plan as options, especially when much of the area between East 40th Avenue and Tudor Road is in transition and will likely experience significant change over the next 20 years as anticipated redevelopment occurs. This area is designated for redevelopment and mixed-use in *Anchorage 2020*, a designation supported by the U-Med Plan, so improvement and expansion of the existing street network is critical. Connections to Providence Drive, as well as Tudor Road, Bragaw Street and Lake Otis Parkway, will help improve overall District circulation. A Tudor Road corridor study is proposed as part of Plan implementation to address the development potential and traffic needs on the north and south sides of Tudor Road, and the corresponding access management strategies.

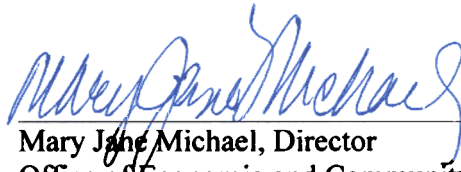
The Administration supports the recommendations of the Planning and Zoning Commission with the exception of modifying the Recommended Plan Map to remove the extensions of Wright Street and Piper Street from East 40th Avenue to Providence Drive.

Concurred by



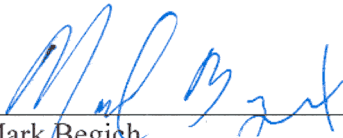
Denis C. LeBlanc
Municipal Manager

Concurred by:



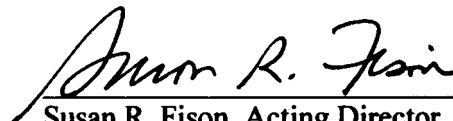
Mary Jane Michael, Director
Office of Economic and Community Development

Respectfully submitted:



Mark Begich
Mayor

Prepared by:



Susan R. Fison, Acting Director
Planning Department

Attachments: U-MED/Universities and Medical District Framework Master Plan/May, 2003
Planning and Zoning Commission Resolution No. 2003-057
Planning and Zoning Commission Minutes – July 14, 2003
Planning and Zoning Commission Staff Packets – July 14, 2003

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

Ad 2003-129

1	SUBJECT OF AGENDA/ DOCUMENT An Ordinance Adopting the U-Med/Universities and Medical District Framework Master Plan as an Element of the Anchorage 2020—Anchorage Bowl Comprehensive Plan and Amending Chapter 21.05 of the Anchorage Municipal Code (Planning & Zoning Case No. 2002-100)	DATE PREPARED August 21, 2003	
		INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME Planning	DIRECTOR'S NAME Susan R. Fison	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Cathy Hammond	HIS/HER PHONE NUMBER 343-7921	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
6	Mayor		<i>[Signature]</i>
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
5	Municipal Manager	<i>De</i>	<i>9/2/03</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health and Human Services		
4	Office of Management and Budget	<i>P 3W</i>	<i>8/23/03</i>
	Management Information Services		
	Police		
2	Planning, Development, & Public Works <i>Economic & Community Development</i>	<i>MDM</i>	<i>8/23/03</i>
	Development Services		
	Facility Management		
1	Planning	<i>[Signature]</i>	<i>8/22/03</i>
	Project Management & Engineering		
	Traffic		
	Street Maintenance		
	Public Transportation		
	Purchasing		
3	Municipal Attorney	<i>7 HLB</i>	<i>8/25/03</i>
	Municipal Clerk		
	Other		
5	Special Instruction/Comments		
<i>glntoxfection</i>			
6	ASSEMBLY MEETING DATE REQUESTED For Intro – September 23, 2003	7	PUBLIC HEARING DATE REQUESTED October 7, 2003

CLERK'S OFFICE
 2003 SEP 10 PM 3:11
 M.D.A.