

Submitted by: Chair of the Assembly  
at Request of the Mayor  
Prepared by: Department of Traffic  
For reading: August 28, 2007

CLERK'S OFFICE

APPROVED

Date: 11-13-07

PLAN WAS AMENDED AND  
APPROVED 11-13-07

Anchorage, Alaska  
AO 2007- 118

AN ORDINANCE ADOPTING THE 3500 TUDOR ROAD MASTER PLAN AS AN  
ELEMENT OF *ANCHORAGE 2020* – THE ANCHORAGE BOWL COMPREHENSIVE PLAN  
AND AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1:** The 3500 Tudor Road Master Plan attached hereto as **Exhibit A** and incorporated herein  
by reference is adopted as an element of *Anchorage 2020*, the Anchorage Bowl Comprehensive Plan.

**Section 2:** The Planning & Zoning Commission to action on August 6, 2007 recommending  
adoption of the Plan to include the recommended changes illustrated in an Issue Response Summary  
attached hereto as **Exhibit B**.

**Section 3:** Anchorage Municipal Code section 21.05.030 is amended to read as follows (*the  
remainder of the section is not affected and therefore not set out*):

**21.05.030 Comprehensive Plan, Elements.**

The comprehensive plan consists of the following elements, which are incorporated in this chapter by  
reference. While they may be valid planning tools, plans or other elements that are not listed below or  
incorporated into the comprehensive plan elsewhere in this Code are not official elements of the  
comprehensive plan. If elements of the comprehensive plan conflict, the element most recently  
adopted shall govern.

A. Anchorage Bowl.

\*\*\* \*\*\*

\*\*\*

10. 3500 Tudor Road Master Plan

\*\*\*

\*\*\*

\*\*\*

**Section 4:** This ordinance shall become effective immediately upon passage and approval by the  
Anchorage Assembly.

1  
2 PASSED AND APPROVED by the Anchorage Assembly, this 13<sup>th</sup> day of  
3 November, 2007.

4  
  
Chair

ATTEST:

  
Municipal Clerk

5 Attachments Exhibit A – 3500 Tudor Road Master Plan, Draft June 2007  
6 Exhibit B – Issue Response Summary to Planning & Zoning, August 2007

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2007-118

Title: AN ORDINANCE ADOPTING THE 3500 TUDOR ROAD MASTER PLAN AS  
A REVISED ELEMENT OF ANCHORAGE 2020 – THE ANCHORAGE  
BOWL COMPREHENSIVE PLAN

Sponsor: Mayor  
Preparing Agency: Traffic Department  
Others Impacted:

| CHANGES IN EXPENDITURES AND REVENUES:  |             | (In Thousands of Dollars) |             |             |             |  |
|--|-------------|---------------------------|-------------|-------------|-------------|--|
|  | <u>FY07</u> | <u>FY08</u>               | <u>FY09</u> | <u>FY10</u> | <u>FY11</u> |  |
| <b>Operating Expenditures</b>          |             |                           |             |             |             |  |
| 1000 Personal Services                 |             |                           |             |             |             |  |
| 2000 Non-Labor                         |             |                           |             |             |             |  |
| 3900 Contributions                     |             |                           |             |             |             |  |
| 4000 Debt Service                      |             |                           |             |             |             |  |
| <b>TOTAL DIRECT COSTS:</b>             | <b>\$ -</b> | <b>\$ -</b>               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |  |
| <b>Add: 6000 Charges from Others</b>   |             |                           |             |             |             |  |
| <b>Less: 7000 Charges to Others</b>    |             |                           |             |             |             |  |
| <b>FUNCTION COST:</b>                  | <b>\$ -</b> | <b>\$ -</b>               | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |  |
| <b>REVENUES:</b>                       |             |                           |             |             |             |  |
| <b>CAPITAL:</b>                        |             |                           |             |             |             |  |
| <b>POSITIONS: FT/PT and Temp</b>       |             |                           |             |             |             |  |
| <b>PUBLIC SECTOR ECONOMIC EFFECTS:</b> |             |                           |             |             |             |  |

The 3500 Tudor Road Master Plan covers an area of 225 acres located south of Tudor Road between the Tozier Dog Track and Boniface Blvd. extended. The study area is zoned Public Lands and Institutions (PLI) and has consequently been developed with a variety of local and state government uses. Continued growth in the Anchorage community will increase the need for the construction of additional public facilities and buildings. Due to its central location and available land, the 3500 Tudor area is expected to continue to be a prime site for the location for public services. The 3500 Tudor Road Master Plan provides a framework to accommodate this future growth over the next 20 years and updates previous plans for the area.

Future needs to expand the Anchorage Police Department have been considered and are included in this Plan as well as other potential public sector facilities. The plan guides future development and does not commit funding to implement unless otherwise approved for future public facilities.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

The plan recommends the use of this land for public purposes; however, the opportunity for private sector development on these land to suit public sector needs could be accommodated.

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 505 -2007

Meeting Date: August 28, 2007

From: MAYOR

Subject: **AN ORDINANCE ADOPTING THE 3500 TUDOR ROAD MASTER PLAN AS A REVISED ELEMENT OF *ANCHORAGE 2020* – THE ANCHORAGE BOWL COMPREHENSIVE PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.01.**

1 The Administration requests adoption of the 3500 Tudor Road Master Plan as an element of  
2 *Anchorage 2020*, the Anchorage Bowl Comprehensive Plan.

3  
4 The 3500 Tudor Road Master Plan covers an area of 225 acres located south of Tudor Road between  
5 the Tozier Dog Track and Boniface Blvd. extended. The study area is zoned Public Lands and  
6 Institutions (PLI) and has consequently been developed with a variety of local and state government  
7 uses. Continued growth in the Anchorage community will increase the need for the construction of  
8 additional public facilities and buildings. Due to its central location and available land, the 3500 Tudor  
9 area is expected to continue to be a prime site for the location for public services. The 3500 Tudor  
10 Road Master Plan provides a framework to accommodate this future growth over the next 20 years  
11 and updates previous plans for the area.

12  
13 The Master Plan identifies which areas are suitable for the development of future major public and  
14 quasi-public institutional uses as well as identifies areas which are better suited to remain as open  
15 space. A review of public facility needs was conducted as a part of the Plan preparation. Agencies  
16 consulted as a part of this study include: the Anchorage Police Department, the Anchorage Fire  
17 Department, Anchorage Water and Wastewater Utility, as well as State facilities, such as public  
18 laboratories and transportation maintenance facilities. Design criteria are also provided to ensure that  
19 new development is compatible with existing development and proposed open spaces.

20  
21 This 3500 Tudor Road Master Plan updates and supersedes two previous plans for the area: the  
22 3500 Tudor Road Master Plan (prepared in 1985 but never adopted) that addressed the portion of the  
23 study area west of Bragaw Street and the Tudor Road Public Lands and Institutions (PLI) Plan  
24 (adopted by Assembly in 1986) that addressed the portion of the study area east of Bragaw Street.

25  
26 The recommended plan describes the Land Use Elements and Development Types, Potential Land  
27 Uses, Transportation, Wetlands, Trails and Open Space. It's based on a more thorough examination  
28 and evaluation of the existing environmental and physical conditions of the site than the earlier plans.  
29 The Master Plan presents a preferred development concept with recommendations for development  
30 areas and design guidelines for development.

31  
32 With a total project area of 225.6 acres, the Master Plan includes;

33  
34 29.7 acres Suitable for Redevelopment  
35 41.7 acres Suitable for New Development  
36 55.4 acres of Existing Development  
37 13.7 acres of Existing Recreation  
38 65.3 acres of Open Space, Wetlands and Recreation  
39 19.8 acres of Recreation and Recreation-Related Public Purposes

1 The development areas identified are responsive to the need for expanding public service facilities  
2 that must grow to meet the needs of a growing population. The development area consolidates public  
3 facilities in a central area with convenient access to major cross-town roadways. The open space  
4 areas incorporate greenbelts and trails for recreation uses and open space to buffer institutional areas  
5 from FNBP.

6  
7 Special design accommodations have been incorporated into the plan to maximize the potential for  
8 compatibility with the natural areas adjacent to the plan area. Access and utility needs are being  
9 coordinated with improvements currently under design in the area.

10  
11 Public and agency involvement in the preparation of the Plan has been extensive. The Plan has been  
12 presented to the University Community Council and the Campbell Park Community Council on several  
13 occasions with both groups expressing support for the planning effort. Several key Municipal  
14 Departments have been involved in the development of this Plan as preliminary drafts were prepared.  
15 Representatives from the Heritage Land Bank, Planning Department, Project Management &  
16 Engineering, Parks & Recreation and others provided early comments in preparation of this Plan. The  
17 Plan development has also been discussed and coordinated during agency and FNBP user meetings  
18 related to the 48<sup>th</sup> Avenue/Boniface Parkway Extension. The Planning & Zoning Commission  
19 conducted its public hearing in July and took action in August with unanimous support including a  
20 response summary of issues.

21  
22 To ensure consistency between adopted Plans, the Administration requests an amendment to the  
23 *Anchorage 2020 Plan*, to include the 3500 Tudor Road Master Plan as an approved element to the  
24 plan.

25  
26 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE ADOPTING THE 3500  
27 TUDOR ROAD MASTER PLAN AS AN ELEMENT OF *ANCHORAGE 2020 – THE ANCHORAGE*  
28 *BOWL COMPREHENSIVE PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER*  
29 *21.*

30  
31  
32 Prepared by: Lance Wilber, AICP, Director, Traffic Department  
33 Concurred by: Denis C. LeBlanc, Municipal Manager  
34 Respectfully submitted: Mark Begich, Mayor  
35  
36

**Content Information****Content ID :** 005363**Type:** Ordinance - AO**Title:** 3500 Tudor Road Master Plan**Author:** klundertg**Initiating Dept:** Traffic

**Description:** AN ORDINANCE ADOPTING THE 3500 TUDOR ROAD MASTER PLAN AS AN ELEMENT OF ANCHORAGE 2020 – THE ANCHORAGE BOWL COMPREHENSIVE PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21

**Keywords:** 3500 Tudor Road Master Plan, Anchorage 2020, Comprehensive Plan**Date Prepared:** 8/17/07 10:25 AM**Director Name:** Lance R. Wilber**Assembly****Meeting Date** 8/28/07**MM/DD/YY:****Public Hearing** 9/25/07**Date MM/DD/YY:**

M.O.A.  
 2007 AUG 17 PM 2:37  
 CLERKS OFFICE

**Workflow History**

| <u>Workflow Name</u>     | <u>Action Date</u>  | <u>Action</u> | <u>User</u> | <u>Security Group</u> | <u>Content ID</u> |
|--------------------------|---------------------|---------------|-------------|-----------------------|-------------------|
| AllOrdinanceWorkflow     | 8/17/07<br>10:29 AM | Checkin       | klundertg   | Public                | 005363            |
| Traffic_SubWorkflow      | 8/17/07<br>10:32 AM | Approve       | wilberlr    | Public                | 005363            |
| OMB_SubWorkflow          | 8/17/07<br>12:13 PM | Approve       | mitsonjl    | Public                | 005363            |
| Legal_SubWorkflow        | 8/17/07<br>12:18 PM | Approve       | fehlenrl    | Public                | 005363            |
| MuniManager_SubWorkflow  | 8/17/07 1:42<br>PM  | Approve       | leblancdc   | Public                | 005363            |
| MuniMgrCoord_SubWorkflow | 8/17/07 1:49<br>PM  | Approve       | maglaquijp  | Public                | 005363            |